THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Raise and alter roof height to create first floor accommodation, extend and alter at lower ground floor and ground floor levels and alterations to parking area.

LOCATION: Awali, Val Au Bourg, St. Martin.

APPLICANT: Mr & Mrs Hughes

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 14/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch+: 104-3-301 Rev A, 302 Rev A, 303 Rev A, 304 Rev A, 305 Rev A, 306 Rev A, 307 Rev A

Application Ref: FULL/2026/1310

Property Ref: J01134C000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 13/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any

other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES
Director of Planning
Planning Service

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/1310
Property Ref:	J01134C000
Valid date:	12/08/2026
Location:	Awali Val Au Bourg St. Martin Guernsey GY4 6EP
Proposal:	Raise and alter roof height to create first floor accommodation, extend and alter at lower ground floor and ground floor levels and alterations to parking area.
Applicant:	Mr & Mrs Hughes

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

OFFICER'S REPORT

Brief Description of the site:

Awali is a detached dwelling situated to the south of a private road off Val Au Bourg. A one and a half storey detached outbuilding including garaging and habitable accommodation is located to the north-east.

The application relates to the erection of a two-storey extension to the front and side/east of the dwelling to provide additional en-suite bedrooms, a new hallway and utility room and a lift is to be incorporated within the existing dwelling. A roof extension is proposed over the entire dwelling once extended to provide first floor accommodation served by rooflights and will provide primary living accommodation (kitchen/dining areas/TV room) and a terrace to the south including external staircase.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2021/2496 - Raise and alter roof height to create 1st floor accommodation, extend and alter at lower ground floor and ground floor level. Erect 1.5 storey detached garage/ancillary accommodation to east boundary and erect a summer house to south boundary and remove hedge – granted (garage/ancillary accommodation has been implemented)

FULL/2024/1153 - Variation to previously approved plans (FULL/2021/2496) - alter fenestration to east and west elevations of detached garage.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation	x	visual amenity acceptable	x
accords with policy	x	no material neighbour impact	x
within curtilage	x	traffic not affected	x
design acceptable	x		

Policies considered most relevant:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development
GP13: Householder Development
IP7: Private and Communal Car Parking

Conclusion/Brief comment:

The application remains largely unchanged from that approved (and partially implemented as the garage has been constructed) from 2021. That planning permission remains extant.

There have been no changes in the policies against which an application would be considered and assessed. The proposed development and materials represent a good standard of design with good levels of sunlight/daylight to the proposed accommodation and that respects the built and open landscape concerned. By providing multi-storey development, creating a roof extension and multi-storey extensions to the front and side of the dwelling, the proposal represents the efficient and effective use of land. The scheme provides flexible and adaptable accommodation that can respond to people's needs over time and offers accessibility to and within the building, including provision for a lift.

Residential properties are located to the west of the site, with open land to the south, east and north. The western elevation of the proposed development has been designed without openings to protect the privacy of the adjoining dwelling, and the building has been articulated into separate elements to reduce its perceived scale and bulk, with the main mass positioned away from the common boundary. Given the siting and relationship of the properties, the proposed extensions would not result in unacceptable overshadowing or loss of light. Furthermore, views from the proposed balcony towards the adjoining dwelling would be largely screened by the existing built form and the projecting western gable, with the section of balcony closest to the boundary serving primarily as an access route. The proposal would therefore not give rise to unacceptable overlooking or loss of privacy.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

In view of the above it is recommended permission is granted.

Recommendation:
Grant with Conditions ☒ x

Date: 13/10/2026