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: Demolish chimney, erect single storey extension to east (rear) elevation and alterations to fenestration.

LOCATION: Aysgarth, La Villiaze Road, St. Andrew.

APPLICANT: Mr & Mrs Falla

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: 19/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architects: 26-1695 WD/01 Rev B, 02 Rev A, 03, 04

Application Ref: FULL/2026/1314

Property Ref: K00400C000

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 18/11/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

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/2026/1314
Property Ref:	K00400C000
Valid date:	14/09/2026
Location:	Aysgarth La Villiaze Road St. Andrew Guernsey GY6 8YF
Proposal:	Demolish chimney, erect single storey extension to east (rear) elevation and alterations to fenestration.
Applicant:	Mr & Mrs Falla

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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.

INFORMATIVES

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

OFFICER'S REPORT

Site Description:

The property known as 'Aysgarth' is a mid-20th century semi-detached bungalow, which is set back behind the ribbon development to the northeast of La Villiaze Road. The property faces west and the other semi is attached to the north. The rear gardens open onto a green field to the east with Ruette des Courtillets beyond, a neighbouring property to the south which shares the drive to all three properties, and to the west is the ribbon development between the property and the road. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to demolish the existing chimney and erect a single storey rear extension to the east elevation, housing a master bedroom and a new lounge, and some alterations to the fenestration.

The application was deferred to amend the plan, omitting a couple of statements which were not applicable to the application. An amended drawing has now been submitted.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Representations:

There has been one letter of representation received and the issues are:

- Private Ownership of Boundary Hedge: The entire hedge running along this southern
  boundary is planted fully within the curtilage of La Capelle de Haut; it is not a party
  hedge and the applicant has no authority to remove it or erect a fence.
- Reference to the hedge been subject to Honey Fungus is incorrect this was historical and is now dormant.

- Misrepresentation of “shared turning”: This label is inaccurate. The area is within the neighbour’s private driveway and does not constitute a shared turning space.
- For clarity none of the utility services for La Capelle de Haut pass through this area

The other elements of the letter of representation are not considered material considerations and will not be part of this report.
Following receipt of the revised plans the representor was renotified and no further objection was received.

Consultations:

None.

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The site is not situated within a Conservation Area and is set back and behind the road frontage properties onto La Villiaze Road to the southwest. The property is a mid-20th century dwelling with no particular architectural features; therefore, the removal of the chimney would not harm the character of the host dwelling or the appearance of the surrounding area.

Initially, the application was deferred to allow the agent to amend the drawings by removing the ‘shared turning’ note and the proposed fence along the southern boundary, as referenced in the letter of representation. The representor was subsequently re-notified of the revised plans and given a further opportunity to comment; however, no additional representations were received.

For clarification, boundary disputes are not a material planning consideration and therefore cannot be taken into account in the determination of a planning application. Such matters are civil issues that must be resolved separately between the parties and, where necessary, through the courts.

It is, however, recommended that an informative be attached to any permission granted, advising the applicant that the proposal has been assessed solely under the Land Planning and Development (Guernsey) Law, 2005 and that any planning permission granted does not override, prejudice, or otherwise affect any private legal rights, covenants, or other constraints that may exist in relation to the application site.

The rear extension is single storey and is not considered to have any issues regarding over-looking or overshadowing, the design complements the existing structure and is considered appropriate and acceptable.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The extension will provide adequate levels of sunshine and daylight and give the occupiers more flexible and adaptable accommodation.

The scale and massing of the new extension is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact on either of the immediate neighbours.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

3 - General material considerations set out in the General Provisions Ordinance.

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 considered in the assessment of this application. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 19/11/2026