

**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:** Install windows to 2nd floor level to east elevation and ground, 1st and 2nd floor level to south elevation.

**LOCATION:** 10 Le Bouet, St. Peter Port.

**APPLICANT:** Mr M 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:** 27/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Elevation Drawings, Section Drawing, Site & Block Plan

**Application Ref:** FULL/2025/0050

**Property Ref:** A106910000

**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.

4.The windows hereby approved within the north (rear) elevation shall be permanently glazed with obscured glass of a minimum obscurity of level 3 on the Pilkington Scale, and these windows shall be retained as such thereafter.

Reason: In the interests of neighbouring amenity, in accordance with Policies GP9 and GP13.

5.The windows hereby approved to the east (side) elevation, serving the bedroom and bathroom, shall be of a sliding sash design and means of opening.

Reason: Due to the location within the Conservation Area and in accordance with Policy GP4.

**Expiry Date: This permission will cease to have effect on 26/03/2028 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](http://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](mailto: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



**PLANNING APPLICATION REPORT**

**Application No:** FULL/2025/0050  
**Property Ref:** A106910000  
**Valid date:** 04/02/2025  
**Location:** 10 Le Bouet St. Peter Port Guernsey GY1 2BF  
**Proposal:** Install windows to 2nd floor level to east elevation and ground, 1st and 2nd floor level to south elevation.  
  
**Applicant:** Mr M Hughes

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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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.

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Reason: In the interests of neighbouring amenity, in accordance with Policies GP9 and GP13.

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## OFFICER'S REPORT

### Brief Description of the site:

The site is occupied by a three storey building forming three flats, facing north on to Le Bouet and is set close to the road in a wedge shaped plot, constrained by the Jamaica Inn to the east and Jamica Hall to the south and west. The building faces onto Le Bouet and is set forward of its neighbours abutting the road, it has a small, enclosed courtyard to the rear. The building is a recent replacement of the previous 2 storey dwelling, which was approved under FULL/2023/1001.

The property is located in a Main Centre Outer Area and is within a Conservation Area as defined in the Island Development Plan (IDP).

The application proposes the addition of three windows to the rear elevation, one to each floor of the communal stairwell. Along with two additional third floor windows to the east elevation, serving the bathroom and bedroom respectively.

### Relevant History:

FULL/2023/1001- Demolish dwelling, erect building to create 3 flats (Residential use class 2)

### Existing Use(s):

02 Flats

### Assessment: *(Tick as appropriate)*

no representation



accords with policy



within curtilage



design acceptable



visual amenity acceptable



no material neighbour impact



traffic not affected



**Policies considered most relevant:**

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

**Conclusion/Brief comment:**

Policy GP13 allows for alterations to existing residential buildings, and the proposal is therefore acceptable in principle.

The rear facing windows are shown as obscure glazed and so will allow natural light into the stairwell without allowing any overlooking. These windows are within an internal courtyard area and will not be visible features of the Conservation Area.

The side (east) facing windows are to be installed at second floor level and will be above the roof of the attached Jamaica Inn. The position within the side elevation means that views will only be of the rooftops and road, with no harm to neighbour amenity expected.

Building Regulations require the side facing bedroom window to be fixed shut and fire rated due to its size and position immediately on the boundary. This is shown on the proposed plan but will also be subject to separate Building Regulation approval.

The windows shown feature a sash design, and will be conditioned to ensure that they have a sliding sash means of opening due to the location, visible within the Conservation Area.

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.

**Recommendation:**

Grant with Conditions



**Date:** 27/03/2025

