

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 extension and planter, erect single storey extension and pergola to south-west (rear) elevation, erect bike store and install hardstanding to front of property (Protected Building).

LOCATION: Sura House, Candie Road, St. Peter Port.

APPLICANT: Mr D Sherriffs

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: 16/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture Limited - 24-1580-P2 WD/01A, WD/02A

Application Ref: FULL/2025/0307

Property Ref: A113910000

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.Prior to installation, a specification or a finished sample of the proposed paving shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

Reason - To secure the satisfactory appearance of the completed development in order to preserve the special interest of the Protected Building.

Expiry Date: This permission will cease to have effect on 15/04/2028 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 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



PLANNING APPLICATION REPORT

Application No: FULL/2025/0307
Property Ref: A113910000
Valid date: 14/03/2025
Location: Sura House Candie Road St. Peter Port Guernsey GY1 1UP
Proposal: Demolish extension and planter, erect single storey extension and pergola to south-west (rear) elevation, erect bike store and install hardstanding to front of property (Protected Building).

Applicant: Mr D Sherriffs

RECOMMENDATION - Grant: Planning Permission with Conditions:

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. Prior to installation, a specification or a finished sample of the proposed paving shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

Reason - To secure the satisfactory appearance of the completed development in order to preserve the special interest of the Protected Building.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a semi-detached property which is located to the south of Candie Road. The property is listed as a Protected Building.

Planning permission was granted in 2023 to demolish an existing extension and erect a single storey extension to the south (rear) elevation and to extend and alter the property at ground and first floor level to the west (side) elevation.

Planning permission is now sought to demolish an existing extension and planter and erect a replacement single storey extension, pergola, boiler enclosure and bike store to the south-west (rear) elevation. It is also proposed install permeable paving to the front of property (Protected Building).

The extension will serve as a dining room and day room, with a boiler enclosure beyond.

The application has been supported by a Statement of Significance which sets out an impact assessment for the proposed works.

Relevant History:

FULL/2024/2031	Alterations to fenestration to south-west (rear) of property and internal works, install replacement hardstanding (Protected Building).	Granted
FULL/2023/1239	Demolish extension, erect single storey extension to south (rear) elevation, extend and alter at ground and first floor level to west (side) elevation (Protected Building).	Granted
FULL/2022/0583	Install wall and railings, alter vehicle access and resurface driveway (Protected Building) (retrospective).	Granted
FULL/2019/0562	Alterations to fenestration on rear elevation (Retrospective) and erect retaining wall and fence south west of dwelling (Protected Building)	Granted

Existing Use(s):

Residential

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

GP5 Protected Buildings

GP8 Design

GP9 Sustainable development

GP13 Householder Development

Conclusion/Brief comment:

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

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP.

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay *“special attention to the desirability of preserving and enhancing the character and appearance”* of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that *“proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.”*

The proposed development is similar to that approved under application FULL/2023/1239 which was granted permission for a replacement single storey flat roof extension.

Whilst longer and greater in terms of its mass, the overall development is ancillary to the host dwelling and retains a good level of external amenity space. The staggered style approach of the extension seeks to utilise form to minimise its mass and bulk whilst creating interest and contrast to the host dwelling. This in turn complements the setting of the protected building. It is noted that part of the extension will be finished in vertical dark stained timber cladding.

Retaining the opening at ground floor level will help show the original floor plan of the protected building and therefore respects the special interest of the protected building.

Overall, the proposal achieves a high standard of design for the purposes of Policy GP8 based on its scale, form, mass, siting, materials and appearance.

The proposed development will not adversely affect neighbour amenity due to the high boundary walls.

The principle of installing permeable paving to the front of the protected building is acceptable, and is not considered to have a detrimental effect on the character or appearance of the Conservation Area. The details of the exact material should be agreed in writing by condition.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, accords with the purpose of the Law, and the requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 14/04/25

