

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 roof light to south (front) elevation, fenestration and internal alterations (Protected Building).

LOCATION: Aurinia, St. Jacques, St. Peter Port.

APPLICANT: Mr H Freeman

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: 28/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Habitat Ltd - 2024013_SK_001, 002, 003, Drawing entitled: 'Revision to south facing rooflight (FULL/2025/0319) & corresponding email (both dated stamped received 14/05/2025)

Application Ref: FULL/2025/0319

Property Ref: A206410000

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.Notwithstanding the details shown on the approved drawings, no permission is hereby granted for the triple rooflight positioned on the north elevation as shown on drawings No's 2024013_SK_001, 002 & 003. The rooflights hereby permitted shall be arranged and constructed on site only in accordance with the details referred to as ""revision A"" as shown on the drawing entitled: Revision to south facing rooflight (FULL/2025/0319), date stamped received 14/05/2025.

Reason - To define the permission for the avoidance of any doubt.

Expiry Date: This permission will cease to have effect on 27/05/2028 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/2025/0319
Property Ref: A206410000
Valid date: 05/03/2025
Location: Aurinia St. Jacques St. Peter Port Guernsey GY1 1SW
Proposal: Install roof light to south (front) elevation, fenestration and internal alterations (Protected Building).

Applicant: Mr H Freeman

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. Notwithstanding the details shown on the approved drawings, no permission is hereby granted for the triple rooflight positioned on the north elevation as shown on

drawings No's 2024013_SK_001, 002 & 003. The rooflights hereby permitted shall be arranged and constructed on site only in accordance with the details referred to as ""revision A"" as shown on the drawing entitled: Revision to south facing rooflight (FULL/2025/0319), date stamped received 14/05/2025.

Reason - To define the permission for the avoidance of any doubt.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Aurinia' is a two and a half storey semi-detached early Victorian town house with attached wing to the west, which is set back from and faces south onto St Jacques. Surrounding the site, the area comprises residential properties of mixed building types and design to the south, east and west. To the north property backs onto the grounds/garden area of a large residential property, Normanville.

The property is located in the St Peter Port Main Centre Outer Area and Conservation Area as defined in the Island Development Plan. The whole of the property (interior and exterior) is Protected Building.

Relevant History:

FULL/2023/2435	Alter vehicle access and ground levels to create additional parking and external steps to south (front) of property (Protected Building).	Granted 10/01/2024
FULL/2015/0739	Erect garden store at rear of dwelling (Protected Building).	Withdrawn 06/05/2015
PAPP/2002/2278	Install an additional window and replace a door	Granted 26/06/2002

Existing Use(s):

Residential – Use Class 1

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:

Planning permission is sought for the installation of rooflights to the south (front) elevation, for replacement fenestration and internal alterations. During the course of consideration, the application has been revised at the request of the applicant to alter the proposed rooflight from a three in one window with central pivot, to two separate rooflights to match those already present in the front elevation of the property.

The proposed rooflights as revised, will match those that exist at present in the front elevation of the property and given that the internal fabric of the roof has already been altered, would not harm the special interest of the protected building. They would result in a reduction in the amount of original purple roof slates required to be removed over the initial scheme causing less harm to the special interest of the protected building. Hidden from view from the street scene by the existing parapet wall, they would also not harm the character of the surrounding area.

At present the windows to be replaced are all PVCu sliding sash windows. Although the use of PVCu is not usually encouraged in protected buildings, the existing windows are showing signs of age and the replacements are appropriately detailed and will be an overall improvement on those in the property at present.

The internal alterations are in areas where the effect on the overall special interest of the protected building will be minimal and are therefore considered to be acceptable.

The proposed alterations would not harm the amenities of any nearby residential properties and would be in-keeping with the overall character and appearance of the host building and the surrounding 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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 27/05/2025