

**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 ridge to create accommodation at second floor level.

**LOCATION:** 118 Ruelle Irwin, Fort George, St. Peter Port.

**APPLICANT:** Mr & Mrs Roger

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:** 04/06/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** DRP Architecture: 3343-SK-002A, 003A & 005A.

**Application Ref:** FULL/2025/0448

**Property Ref:** A41110A118

**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 03/06/2028 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/2025/0448  
**Property Ref:** A41110A118  
**Valid date:** 17/03/2025  
**Location:** 118 Ruelle Irwin Fort George St. Peter Port Guernsey GY1 2SN  
**Proposal:** Raise and alter roof ridge to create accommodation at second floor level.  
  
**Applicant:** Mr & Mrs Roger

**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**

### **Site Description:**

The application property is a detached two storey pitched roof dwelling which is situated to the north of Ruelle Irwin within the Fort George housing estate. The property is located Outside of the Centres as defined by the Island Development Plan. The site is within an area of known archaeological interest.

### **Relevant History:**

24/10/2018 – FULL/2018/1872 – Permission granted to extend south elevation and terrace at first floor level with new external staircase on west elevation and alterations to fenestration.

### **Existing Use(s):**

Residential use class 1: dwelling house

### **Brief Description of Development:**

Planning permission is requested to raise and alter roof ridge by between 1.3m and 2.4m to create accommodation at second floor level.

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

GP8: Design

GP9: Sustainable development

GP13: Householder development

### **Representations:**

One letter of representation was received in response to the original application, main points as follows:

- Notes that the property is 1 of 4 similar properties, each of 2 storeys and of a similar overall height.
- Impact on neighbouring properties due to overshadowing and loss of privacy.
- Proposed property would dominate the surrounding area.

### **Consultations:**

None

### **Summary of Issues:**

The main issues in deciding this application are:

- Scale, design and impact on the character and visual amenity of the area.

- The impact on the amenities of neighbouring residents.

**Assessment against:**

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

During the course of consideration, the application was deferred due to concerns about the impact of the proposal on the amenities of neighbouring residents and the design of the front gable feature. In response, revised plans have been received which omit the 2<sup>nd</sup> floor gable windows and replace them with rooflights to the rear and the front gable feature has been extended to the rear elevation of the dwelling.

The mass and height of the proposed dwelling would be larger than the immediately adjoining neighbouring properties. However, the mass and height of the proposed dwelling would not be substantially larger than the adjoining properties. In addition, the extended dwelling would be viewed in context with mature trees and neighbouring properties situated on higher land to the north and south-west and it is noted that multi-storey designs are encouraged under Policy GP8 as a more effective and efficient use of land. The property is not located within a Conservation Area or other sensitive area, as set out in the preceding explanation to Policy GP8, and Policy GP8 provides support for personal choice in design matters in such circumstances. There is a mix of style of properties within the wider area and the mass, height and design of the extended dwelling would not detract from the openness of the area and would not have a significant adverse effect on the character of the local built environment, in accordance with Policies GP8 and GP13.

Revised plans have omitted 2<sup>nd</sup> floor gable windows facing towards neighbouring properties and the revised proposal would not result in any significant additional privacy issues with neighbouring properties. By virtue of the distance to and relationship with neighbouring properties, the increase in the mass and height of the extended dwelling is unlikely to result in any significant additional overshadowing of neighbouring properties.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

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.

It is recommended that the application is approved.

**Date:** 04/06/2025

