

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: Alter roof and install dormer window to south (rear) elevation (Protected Building).

LOCATION: Edgeborough House, Grange Road, St. Peter Port.

APPLICANT: Mr & Mrs A Haining

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: 27/06/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 31/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: SOUP Architects: 501_100 (1)

Application Ref: FULL/2025/0483

Property Ref: A306570000

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 hereby approved roof to the rear of the dwelling shall be finished in natural slate, in accordance with drawing 501_100 (1).

Reason - to avoid any ambiguity and to respect the special interest of the protected building (Policy GP5) and character and appearance of the Conservation Area (Policy GP4).

Expiry Date: This permission will cease to have effect on 26/06/2028 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 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/2025/0483
Property Ref: A306570000
Valid date: 31/03/2025
Location: Edgeborough House Grange Road St. Peter Port Guernsey
GY1 1RH
Proposal: Alter roof and install dormer window to south (rear) elevation
(Protected Building).

Applicant: Mr & Mrs A Haining

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.

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OFFICER'S REPORT

Brief Description of the site:

The application site consists of a 3.5 storey mid-terrace property which is located south of Grange Road.

The property is located in a Main Centre Inner Area as designated in the Island Development Plan.

Planning permission is sought to alter the form of the roof and install a large dormer window to the rear of the dwelling in replace of the existing flat roof dormer window.

The alterations to the roof form will create more headroom for the existing hallway and bedroom at second floor level. The finished exterior of the dormer window will be cladded in slate, with the lead cheeks, fascias and flashing of the dormer finished in lead. Contemporary dark grey aluminium windows are to be installed.

The agent has provided a Design Statement and Historic Impact Assessment as part of the application.

Following deferral which request additional information to enable full assessment of the proposal, the agent has provided an alternative option (Option 2) which incorporates to two dormer windows. The proposed dormers are physically separated from one another and extend off the ridge, and set against the east and west gable respectively. The agent has provided such information in attempt to support the original design (Option 1).

Relevant History:

FULL/2023/0457	Alterations to porch fenestration and replacement balustrade to south (front) elevation.	Granted
FULL/2023/0417	Partially demolish conservatory, erect single storey extension to north (rear) elevation.	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 Planning and Development (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 applicant's Design Statement notes the building was subject to a renovation in the early 2000's (PAP/2007/1053). The building was extended at ground floor level in the early 2000's. There is a small box dormer in the rear elevation of the slate pitched roof. The application proposes to extend the property at attic level, by creating a dormer window that extends almost the full width of the roof. This creates a double bedroom, access stair and dressing room/bathroom.

Policy GP5 requires a proportionate approach to be taken and any harm to a protected building to be weighed against the reasonable aspirations of the property owner as well as the contribution the development makes to the social and economic benefits and the vitality of the a Main Centre. In this case the aspiration of

the property owner are to create a larger bedroom, dressing room and bathroom. It is recognised that some social and economic benefits will accrue, but they will be negligible. The development, as a whole, will modernise the residential building and contribute to the existing housing stock and thus will contribute to the vitality of the Main Centre.

Overall, a careful balancing act seeks to recognise the moderate harm to the overall special interest of this protected building, when weighed against the reasonable aspirations of the property owner and socio-economic benefits. In this particular case, the design of the proposal adopts a contemporary approach but sufficiently respects the sensitivity of the protected building. It is considered the benefits outweigh the harm in order to support such application.

Moreover, Policy GP8 enables development to adopt a traditional or contemporary approach with regards to design matters. In this case, the contrasting design approaches between the traditional ground and first floor and the proposed contemporary style dormer window/roof extension at second floor level achieves an acceptable standard of design. To avoid any ambiguity, it is important to condition that the roof finish of the proposed roof be finished in natural slate to respect the protected building and wider Conservation Area, in accordance with the drawings submitted.

The agent has provided a photomontage of the proposed dormer window/roof extension and how it would potentially sit in the townscape in attempt to justify the proposed development. It is considered that the proposed development will be visible in long range public vantage points, particularly from Queens Road, although the design and finish of the proposal, coupled with the distance between vantage points and the application site, is such that it would not cause unacceptable harm to the character or appearance of the Conservation Area. Furthermore, there are a mix of types and styles of dormer windows within the Conservation Area. The reason for adopting a different design would not give sufficient grounds to refuse planning permission as set out in previous appeal decisions.

Neighbour amenity will not be adversely affected.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 23/06/25

