

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 existing dwelling and erect 2 dwellings including raise roof ridge height to create first floor accommodation (Revised Scheme).

LOCATION: Wolfsburgh, Vauvert, St. Peter Port.

APPLICANT: Mr S Taylor

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: 15/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/04/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7757-01 B1B, B2D & B3C
Bike Storage Details (date stamped 09/07/2025)

Application Ref: FULL/2025/0491

Property Ref: A30282A000

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.No part of the building or development hereby permitted shall be used or occupied until the bicycle storage unit has been installed and made available for use.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 14/07/2028 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/2025/0491
Property Ref: A30282A000
Valid date: 17/04/2025
Location: Wolfsburgh Vauvert St. Peter Port Guernsey GY1 1NB
Proposal: Demolish existing dwelling and erect 2 dwellings including raise roof ridge height to create first floor accommodation (Revised Scheme).

Applicant: Mr S Taylor

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.

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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.

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Reason - To encourage the use of bicycles as an alternative to the car.

OFFICER'S REPORT

Site Description:

The application property is a single storey flat roofed dwelling situated on the eastern side of Vauvert, accessed via a hard surfaced courtyard, which also serves Trinity Court. The immediate locality is largely residential of differing scale and form, but predominantly in excess of that of the application site, notably Salem Apartments, which stand directly to the north of the application site and occupy three storeys. A protected building, No.1 Vauvert, stands immediately adjacent to the south.

The site is within the St Peter Port Conservation Area and Main Centre Inner Boundary as defined in the Island Development Plan.

Relevant History:

27/01/2025 – FULL/2024/1596 – Application refused to demolish existing dwelling and erect 2 dwellings including raise roof ridge height to create first floor accommodation (Revised Scheme).

02/05/2024 – FULL/2023/1210 – Application refused to demolish existing dwelling and erect 2 dwellings including raise roof ridge height to create first floor accommodation (revised).

01/12/2015 – FULL/2015/2416 – Permission granted to demolish existing single storey dwelling and erect two storey replacement dwelling, and alter boundary wall.

11/01/2010 – FULL/2011/3837 – Permission granted to erect first floor extension with 2 rooflights in south elevation and gable window with Juliet balcony in west elevation.

29/07/2010 – FULL/2010/1282 – Permission granted to erect first floor extension and alter dwelling to create two flats, install rooflights and create a balcony to west elevation.

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission is requested for a revised scheme to demolish the existing single storey flat roof dwelling and to erect a replacement two storey pitched roof building comprising of 2, one-bedroom dwellings. The replacement building would be finished with smooth rendered and stone walls, aluminium fenestration and a natural slate roof.

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

Policy MC2: Housing in Main Centres and Main Centre Outer Areas

Policy GP4: Conservation Areas

Policy GP8: Design

Policy GP9: Sustainable Development

Policy IP6: Transport Infrastructure and Support Facilities

Policy IP7: Private and Communal Car Parking

Representations:

Two objections were received, main points as follows:

- Overdevelopment of the site.
- Unclear how the building would be constructed without using neighbouring land.
- Concerns raised about noise, dust and mess during the construction phase and the impact on neighbouring properties.
- Loss of daylight to flats 3 and 5 in Trinity Court.
- It is understood that there is a requirement for 1 parking space per dwelling.
- It is understood that all developments must have ramps for wheelchair access, in this case the ramps would need to be internal.
- Concerns raised about the height of the building and the resultant loss of natural light to and obstructing views from the adjacent Salem Apartments and the negative effect on the living environment of the neighbouring properties.
- Concerns raised about the effect on the value of neighbouring properties.

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

1. Whether the principle of new housing is acceptable.
2. Design, scale, bulk and impact of the development on the character and appearance of the Conservation Area.
3. The impact of the development on the amenity of people living in the area.
4. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
5. Parking provision.

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).**

Whether the principle of new housing is acceptable

As set out in Policy MC2, the majority of the Island's housing supply is to be provided within and around the Main Centres. The site is located in a Main Centre Inner Area and does not form Important Open Land. Policy MC2 therefore supports the development of the site for housing where it accords with all other relevant policies of the Island Development Plan and where able to the site provides an appropriate mix and type of dwellings.

Current evidence regarding private market housing suggests a need for homes of 1 and 2 bedrooms. Due to the limited size and characteristics of the site and the nature of the development, in principle there would be no objections to the erection of two, 1-bedroom dwellings provided that the proposal accords with all other relevant policies of the Island Development Plan.

Design, scale, bulk and impact of the development on the character and appearance of the Conservation Area

The existing building is not considered to make any particular positive contribution to the character and appearance of the Conservation Area. The replacement building would represent a significant increase in the scale and mass of the existing building. However, given the scale of neighbouring properties and the dense urban grain of the locality, the proposed increase in the scale and mass of the building would not have an adverse effect on the character and appearance of the Conservation Area. The pitched roof design of the replacement building generally achieves a good standard of design. The stone faced ground floor façade fronting onto the highway is indicated to be retained. As a whole the proposal would conserve the character and appearance of the Conservation Area and would have no adverse effects on the setting of the adjacent protected building, in accordance with Policies GP4 and GP8.

The impact of the development on the amenity of people living in the area

The proposal includes a number of windows at ground and first floor level in the south elevation which would cause a degree of overlooking and intervisibility with neighbouring properties. However, given the dense urban grain of the locality, the relationships between the proposed building and neighbours to the east and south are acceptable in terms of the separation distance and the degree of intervisibility between windows.

The relationship of the application site to the adjacent building to the north, Salem Apartments, remains a concern due to the close proximity of the two sites, the siting of the replacement building to the south of the adjacent apartments and the position of habitable room windows to the south elevation of Salem Apartments, particularly No.2 Salem Apartments where the main living area is served solely by two south elevation windows. This is further highlighted by a representation from the management company of the Salem Apartments.

The two sites are divided by a pedestrian pathway which is enclosed by a boundary wall dividing the sites which currently extends just above the cill height of the first-floor windows of the adjacent apartments. The eaves and ridge height of the proposed building has been reduced by approximately 0.5m from a previous scheme which was refused in May 2024 (FULL/2023/1210) and is now similar or lower than the building approved in 2015 (FULL/2015/2416) and is the same as proposed under application FULL/2024/1596. On the north site boundary, the proposed eaves level of the north elevation of the replacement building would replicate the height of the existing boundary wall. Consequently the neighbouring windows to Salem Apartments would face the plane of the roof and not the external wall of the extension. No windows are proposed to this elevation and the slope of the roof would allow a degree of natural light to reach the adjacent windows on the neighbouring properties. In addition, the existing outlook from the south elevation windows of No. 2 Salem Apartments is of limited quality and the partial blocking of this limited outlook with the plane of the roof is unlikely to have a significant additional detrimental effect. Although the proposal will have an adverse effect on the amenities of neighbouring residents within Salem Apartments, the degree of overshadowing/overbearing impact that is likely to result would not be unacceptably harmful and the proposal is unlikely to have a material adverse effect on the amenities of neighbouring residents.

Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings

The health and well-being of the occupiers of the development requires consideration as set out in part (d) of Policy GP8 and explained in more detail in Annex I (Amenities). The objective to build at high densities is to be balanced with, but not override, the need to create acceptable living environments. Although there are no rigid standards for amenity provision, the factors to be considered include internal space provision, privacy, aspect/outlook, access to external open space and daylight/sunlight.

The proposal would create small single person one-bedroom dwellings over 2 floors. The submitted drawings indicate that both units 1 and 2 meet the Guernsey Technical Standards minimum internal space standards. In this respect, the internal layout of the flats has been amended since the previously refused schemes and Building Control raise no objections to the current proposal. The dwellings include glazing in the south elevation and unit 1 would also have glazing in the west elevation which would provide adequate daylight and sunlight. The ground floor accommodation has the potential to have a reduced level of privacy due to the nature of the windows at street level and facing into the communal parking area. However, this would be a similar arrangement to neighbouring properties and would be adequate given its central town location and the character of built development in the area. Both of the flats would have a limited outlook over the street or the communal parking area. No private or communal open space is provided on-site but it is acknowledged that there is communal open space within a reasonable walking distance.

The application site is within the historic core of St Peter Port where the buildings are developed closely to each other. It is not therefore expected that the levels of amenity would be as high as for other dwellings in less developed areas and a residential development on this site would not be expected to achieve high standards against all the amenity considerations. Despite the deficiencies of the proposed flats in some aspects, on balance, the proposal is likely to provide a low but satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

Parking provision.

No on-site car parking is provided but considering the nature of the development and the proximity to the services and amenities of St Peter Port (within walking distance), on-site car parking would not be necessary in this instance. A storage unit is indicated within the parking area which would provide adequate storage for bicycles. The proposal is unlikely to result in any significant impact on road safety and traffic management.

Other Matters

With regards to the concerns raised about noise, dust and mess during the construction phase, a degree of disturbance is an inevitable but temporary consequence of most building operations and separate controls exist under Environmental Health legislation to deal with any statutory nuisance that may arise. In this case, due to the relatively modest scale of the development, it would not be reasonable to place any additional controls on the construction phase of the development.

Concerns raised about the effect on the value of neighbouring properties and whether the building could be constructed without using neighbouring land are not material planning considerations. All decisions made by the Authority are without prejudice to third party rights, and the Authority is not able to address civil matters such as boundary, third party disputes or other related matters of ownership.

Where necessary such cases should be resolved by seeking legal advice. There is no planning requirement for all new dwellings to be wheelchair accessible.

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: 10/07/2025