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 form, extend and alter at ground and first floor levels, erect wall/fencing to south of dwelling and associated works. Relocate vehicle access and create pedestrian access to east boundary.

LOCATION: Rocklands, Les Vardes, St. Peter Port.

APPLICANT: Mr A & Mrs L Evans

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: 22/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/04/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects: proposed Site Plan 1276_12B, Vison Splay Diagrams 1276_13B, and Plans 1276_A1-Appendix_1B, _2B, _3B _4B, _5B, _6B, _7B.

Application Ref: FULL/2025/0540

Property Ref: A407880000

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 development shall begin on site until precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, have been submitted to and agreed in writing by the Authority.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its provision is essential to secure the satisfactory appearance of the completed development.

5.No occupation of the new dwelling shall begin until the 'green roof' has been completed in accordance with the details agreed under the above condition. It shall then be maintained in accordance with the management and maintenance plan agreed under the above condition.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its satisfactory maintenance is essential to secure the satisfactory appearance of the completed development.

6.Prior to the commencement of works in connection therewith, a landscaping scheme for the front garden area, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

i) full details of the permeable paving;
ii) full details of tree and hedge planting;
iii) planting schedules, noting the species, sizes, numbers and densities of plants.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

7.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

8.Notwithstanding the detail shown on the approved plans, prior to installation, further details of the proposed solar panels including the number of panels, location and cross section of the panels to show the angle of tilt, have been submitted to and agreed in writing by the Authority. The panels shall be installed in accordance with the approved details and shall be removed from the roof within 3 months, when no longer required or in use.

Reason- In the interests of residential and visual amenity.

9.Within four weeks of first use of the newly located access, the new wall hereby approved to the front boundary shall be constructed in accordance with the approved plans with the end of the opening finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

10.Prior to installation, details of the proposed verticle timber screening to the north and west elevation of the rear balcony/terrace shall be provided and agreed in writing by the Authority. Prior to the first use of the balcony/terrace area the proposed screening shall be installed, as agreed, and retained thereafter at all times.

Reason: In the interests of the amenity of neighbours to the north of the site.

Expiry Date: This permission will cease to have effect on 21/08/2028 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2025/0540
Property Ref:	A407880000
Valid date:	15/04/2025
Location:	Rocklands Les Vardes St. Peter Port Guernsey GY1 1BG
Proposal:	Alter roof form, extend and alter at ground and first floor levels, erect wall/fencing to south of dwelling and associated works. Relocate vehicle access and create pedestrian access to east boundary.
Applicant:	Mr A & Mrs L Evans

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason: In the interests of the amenity of neighbours to the north of the site.

OFFICER'S REPORT

Site Description:

The application site is located to the west of Les Vardes, close to the junction with Montville Road. The existing 1920s dwelling is two storey with a hipped roof, and a number of later flat roof additions to the west and north. The changes in land levels means the dwelling sits approx. 0.5cm higher than the road of Les Vardes.

The site is located within the Main Centre Outer Area and is subject to no other specific designations in the Island Development Plan.

Relevant History:
None

Existing Use(s):
Residential use class 1: dwelling house

Brief Description of Development:
Planning permission is requested to upgrade and retain the dwelling, but alter the roof form to create a flat roof, more contemporary dwelling. A single storey extension is proposed to the front elevation to create a new double garage, and to the rear to create extended living accommodation. A first floor extension is proposed to the north, above the existing flat roof section and the provision of solar panels across the new flat roof, along with other works including the erection of a new wall and fencing to the south of the dwelling, and the relocation of the vehicular access and creation of new pedestrian access to the front (eastern) boundary.

The proposal has been revised to overcome officer concerns regarding the proposed new double garage to the frontage, and to mitigate any overlooking created by the proposals to the rear.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:
GP1: Land scape Character and Open Land
GP8: Design
GP9: Sustainable development
GP13: Householder development

Representations:
None

Consultations:
None

Summary of Issues:

The main issues in deciding this application are:

1. Design, scale and impact of the development on the character and appearance of the area.
2. The impact of the development on the amenity of people living in the area.

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).

Policy GP13 indicates that proposals for the alteration and/or extension of residential properties will be supported subject to certain criteria being met including with regards to the impact on the amenities of neighbouring properties, taking into account the surrounding character and where they accord with all the relevant policies of the Island Development Plan. In this instance Policies GP1, GP8 and GP9 are also relevant. In addition, the preceding text of Policy GP13 refers to the need to consider the material planning considerations as specified in Part IV, Section 13 of the Land Planning and Development (General Provisions) Ordinance 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and its likely effect on the reasonable enjoyment of neighbouring properties.

In the immediate vicinity, and in this western section of Les Vardes, properties are large detached two storey dwellings set in reasonably spacious plots, and respect an existing building line. The proposal would result in a small increase to the footprint, but a larger increase in the scale and mass of the dwelling and in combination with the alterations to the roof to create a new flat roof, the proposal results in a new contemporary design.

The design is not characteristic of the surrounding dwellings, but respects the height, proportions and spacing of the existing dwellings. The revised plans mean the built form does not now extend beyond the existing building line to the front boundary, and no longer relies on amelioration by the boundary hedge to achieve a satisfactory impact, and results in a development which integrates well into the streetscene.

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. Taking into account the character of the surrounding area, the scale, mass and design of the extended dwelling is unlikely to have a significant adverse effect on the character of the local built environment, in accordance with Policies GP1, GP8 and GP13.

During the course of consideration the application was deferred due to concerns about the impact on the amenities of neighbouring residents as a result of the new first floor terrace/balcony to the rear. Revised plans have addressed the concerns raised and include the angling of the timber slats to prevent views to the north west, and increasing this screening around a section of the balcony on the west (rear) elevation of the first floor terrace area. This will prevent any significant overlooking of the neighbouring garden to the north.

Overall the increase in the scale and mass of the extended dwelling and the positioning of fenestration is unlikely to result in a material adverse effect on the amenities of neighbouring residents.

The revised access achieves acceptable sightlines given the nature of the road and a landscaping plan will secure appropriate new planting, given that the hedges contribute to the sense of enclosure and character of the area. In addition, consideration must be given to the provision of the green roof to the frontage in particular as this will be visible from the public road and is an important part of the proposed design.

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: 21/08/2025