

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 extension/garage, subdivide existing dwelling to create 2 flats, create balcony at 1st floor level to south-east (front) elevation, widen vehicle access and associated works.

LOCATION: Stratton House, Les Canichers, St. Peter Port.

APPLICANT: Mrs L Wrigley

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: 18/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 7895-01 B1, B2, B3

Application Ref: FULL/2025/0745

Property Ref: A110590000

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. Prior to first use, an obscure glazed screen/balustrade shall be erected on the south west (side) elevation of the balcony hereby permitted. The screen shall be obscure glazed to a minimum of level 4 on the Pilkington scale. The obscure glazing shall be to a height of 1.8 metres as measured from the finished floor level of the balcony. The glazed screen shall not thereafter be altered in any way and be retained thereafter.

Reason - To prevent overlooking and in the interests of neighbouring amenity.

Expiry Date: This permission will cease to have effect on 17/08/2028 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

PLANNING APPLICATION REPORT

Application No: FULL/2025/0745
Property Ref: A110590000
Valid date: 29/05/2025
Location: Stratton House Les Canichers St. Peter Port Guernsey GY1 2LT
Proposal: Demolish extension/garage, subdivide existing dwelling to create 2 flats, create balcony at 1st floor level to south-east (front) elevation, widen vehicle access and associated works.
Applicant: Mrs L Wrigley

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. Prior to first use, an obscure glazed screen/balustrade shall be erected on the south west (side) elevation of the balcony hereby permitted. The screen shall be obscure

glazed to a minimum of level 4 on the Pilkington scale. The obscure glazing shall be to a height of 1.8 metres as measured from the finished floor level of the balcony. The glazed screen shall not thereafter be altered in any way and be retained thereafter.

Reason - To prevent overlooking and in the interests of neighbouring amenity.

OFFICER'S REPORT

Site Description:

The site is located on Les Canichers, terraced with residential development located directly to the north east and south west. The building is a pre-1900 building and is two storey when viewed from Bruce Lane and three storey when viewed from Les Canichers, due to the changes in land levels.

The site is located in the Main Centre Inner Area and is also located within the St Peter Port Conservation Area.

Relevant History:

N/A

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The proposal is for the subdivision of the existing dwelling to create two flats, with balcony at first floor level to south-east (front) elevation, the proposal also includes the demolition of the existing garage, widening of the vehicular access and associated works including alterations to fenestration.

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

MC2- Housing in Main Centres
GP4- Conservation Area
GP8- Design
GP9- Sustainable Development
IP6- Private and Communal Parking

Representations:

One letter of representation has been received, this has been summarised:

- Loss of hedging to frontage.
- Demolition of the garage is likely to cause irreparable damage to party wall

- Impact of development on neighbouring property, resulting in patched repairs to front which will not match neighbour's render.
- New balcony will have harmful impact on neighbour amenity and result in significant overlooking of only amenity space. Views into neighbour's gardens will be created by the balcony.

Consultations:

N/A

Summary of Issues:

The main considerations in the determination of this application include the principle of the development, the impact on neighbours and the character of the area, along with the impact on the Conservation 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 MC2 makes provision for new dwellings within the Main Centre, including the subdivision of a dwelling into two or more self-contained units, and provides a policy gateway for the proposal. The scheme must also be in accordance with all other relevant policies of the IDP, demonstrate how the development is compatible with the character and amenities of the area, and provide a satisfactory living environment for occupiers.

The locality is characterised by residential development and is predominantly composed of two and three storey dwellings and terraces.

The introduction of an additional dwelling through the subdivision of Stratton House would not be out of character or incompatible with surrounding uses in line with the aims of Policy MC2. The subdivision of a large dwelling into two smaller dwellings also represents efficient and effective use of land/buildings by making better use of an existing dwelling.

It is proposed to form a one-bedroom unit on the ground floor, and the first and second floors are to become a two-bedroom unit. The demolition of the existing garage and introduction of a window to the south east elevation of the existing flat roof extension is also proposed, with a balcony sited above this, extending 2.7m by 1.9m. Steps are proposed to the front garden area, approx. 1.2m in height, along with a bicycle shed within the shared front garden area. At first floor level a new door is proposed to form the entrance to Unit 2, from Bruce Lane and the existing

door opening will be converted to a window. On this north east elevation, a new window at second floor is proposed, along with the enlargement of an existing window.

Despite parking for both units being provided within the shared garden area to the south east of the site, the access to the two-bedroom unit is from Bruce Lane to the northwest, via a small pedestrian way between dwellings, 26m to the north east of the site.

The limited external alterations as proposed are in-keeping with the host dwellings and would not cause harm to the character or appearance of the surrounding area in accordance with the aims of Policy GP8: Design.

The external alterations and subdivision of the dwelling will not result in an unacceptable increase in the potential for overlooking and loss of privacy to surrounding occupiers. The new windows/alterations to existing windows proposed to the north east elevation are acceptable as there is approx. 8m separation distance to the neighbour directly opposite, to the north east. This relationship is also not uncommon or unacceptable in areas such as this, with a tight urban grain.

In addition, the introduction of the balcony to the first floor is unlikely to result in harmful overlooking of the neighbour to the north east, as the balcony is to be restricted to a depth of 1.9m, which is set back from the building line of the neighbour, limiting any views into this neighbour's garden to only the front section and not the more sensitive areas adjacent to the dwelling. To the south west, the front section of the neighbouring garden appears to be used for car parking, with amenity space adjacent to the dwelling. Given this, it is considered acceptable to require by condition, the provision of a 1.8m high opaque screen to the south western side of the balcony which will obscure views of the neighbour's private garden area.

Unit 1 is on a single level and is therefore able to provide level access to and within the building for people of all ages and abilities. Unit 2 is set over two floors; however, the ground floor is set at a single level, and could be adapted to offer accessible accommodation. The scheme therefore accords with Policy GP8 in this respect.

The layout of accommodation is such that that both properties benefit from adequate sunlight and daylight, although Unit 1 has only a single outlook. The subdivision of the plot and provision of the balcony means each dwelling benefits from a private garden area, although not large or particularly private, open spaces of Cambridge Park and the east coast beaches are not far away.

Overall therefore, the scheme would provide a satisfactory living environment for the occupiers of both dwellings proposed and accords with Policies MC2 and GP8 of the IDP.

The proposal is not considered to have a harmful impact on the special interest of the Conservation Area and is therefore in accordance with Policy GP4.

The proposed increase in width of the vehicular access to 4.5m is acceptable and does not appear excessive or out of character in the locality. The subdivision of the site will not result in the unacceptable intensification of the use of accesses at the site nor have an adverse impact on the local road network in accordance with Policies IP7 and IP9 of the IDP. A shed is proposed within the shared garden area to provide secure and sheltered cycle parking in line with Policy IP6.

With regard to Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and therefore has taken into account the use of energy, resources and any adverse impact on the environment.

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.

In view of the above, it is recommended planning permission is granted for the development proposed.

Date: 11/08/2025

