

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: Create roof terrace at first floor level with external staircase to north (side) elevation, install cabrio/balcony rooflight to west (rear) elevation and alterations to fenestration.

LOCATION: La Grange Quest, Route Des Adams, St. Pierre du Bois.

APPLICANT: Lelie Ltd

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 09/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Langlois Architects: 2505/01 & 10A

Application Ref: FULL/2025/0871

Property Ref: F00152B000

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 design and appearance of the details of the 1.8m high timber screens and gate have been submitted to and agreed in writing by the Authority. In accordance with the details agreed above and the approved plans, the 1.8m high timber screen and gate shall be installed to the east and partial northern edge of the first floor roof terrace prior to the roof terrace being first brought into use and the 1.8m high screens and gate shall thereafter be retained at all times.

Reason - In the interests of visual amenity having regard to the prominent nature of the site adjacent to open land which forms part of a Site of Special Significance and the short and medium range views of the site from publicly accessible areas and to minimise the effect of the development on the privacy and amenities of nearby residents.

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/2025/0871
Property Ref: F00152B000
Valid date: 09/06/2025
Location: La Grange Quest Route Des Adams St. Pierre du Bois Guernsey GY7 9QB
Proposal: Create roof terrace at first floor level with external staircase to north (side) elevation, install cabrio/balcony rooflight to west (rear) elevation and alterations to fenestration.
Applicant: Lelie Ltd

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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Reason - In the interests of visual amenity having regard to the prominent nature of the site adjacent to open land which forms part of a Site of Special Significance and the short and medium range views of the site from publicly accessible areas and to minimise the effect of the development on the privacy and amenities of nearby residents.

OFFICER'S REPORT

Brief Description of the site:

La Grange Ouest, Route Du Felconte is a two-storey granite barn, converted to a dwelling, situated gable onto the road. The building has a slate roof and rooflights inserted in the east roofslope. A single-storey extension exists to the north of the building with a render exterior. The domestic garden for this dwelling is situated to the north of the building with hardstanding/parking to the east.

The application relates to the formation of a roof terrace above the single-storey extension to the north of the dwelling with associated external staircase providing access from the east. The roof terrace will be enclosed by a 1.8m high fence/gate to the east, lower, glazed balustrade to the west and combination of timber fencing and glazing to the northern edge of the terrace area. The scheme also proposes alterations to fenestration with the insertion of doors in the north elevation serving the roof terrace and a cabrio rooflight to the west roofslope.

Solar panels are also proposed to the west roofslope but represent exempt development and do not require the specific grant of planning permission.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

PAPP/1996/1943 - Conversion of barn to dwelling (re-issue) – granted

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation	☐	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representation:

One letter of representation has been submitted, objecting to the application and raising concerns about a loss of privacy resulting from the proposed roof terrace.

Conclusion/Brief comment:

The principle of providing a roof terrace associated with the existing dwelling is acceptable in terms of enabling householders to make changes to their property and, particularly in this case, offering enhanced external amenity space on a relatively constrained site and where currently, there is no access to private amenity space.

The IDP does not seek to restrict the architectural style of new development providing the scale, mass, detail and character of the surrounding built form has been considered. Where a good standard of design is achieved, then either contemporary or traditional design approaches that respect and complement the character of the surrounding area may be appropriate. The use of timber and glass in this location adopts a mix of more traditional (timber) and contemporary (glazing) and would not be inappropriate in the setting of domestic properties. Subject to details of the proposed timber screens/gates, given that they would be visible in short and medium views from the east and west, the design and materials proposed would represent a good standard of design that respects the local built environment and open landscape concerned.

The concerns raised regarding overlooking and privacy are noted. The scheme has been designed with high timber screens to the east elevation and partial north elevation in order to conserve the privacy and amenities of occupiers of other properties on the site and to direct views to the open land to the west and as a result the proposal is not considered to result in unacceptable harm to the amenities of surrounding occupiers with regard to Policies GP8, GP9 and GP13 of the Island Development Plan.

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, and subject to a condition relating to precise details of the timber screen and gate to ensure the quality of this aspect of the development is appropriate in this location, it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 14/07/2025

