

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: Variations to plans previously approved to erect two-storey extension and dormer window, with terrace at first and second floor levels to east (rear) elevation, install dormer window to west (front) elevation, alterations to fenestration and install replacement pillar and railings - Install additional balustrade extending roof terrace at 1st and 2nd floor levels to rear.

LOCATION: Uplands House, 1 Upland Road, St. Peter Port.

APPLICANT: North Star Limited

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: 14/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects: 3698/CP01M, /CP02H & /CP05A.

Application Ref: FULL/2025/0984

Property Ref: A114180000

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 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.

3. For the avoidance of doubt, the flat roof area secured by the balustrading outlined in green on drawings CP01M as hereby approved, shall only be used for maintenance purposes and shall not form independent balconies or an extension to the existing balconies at first and second floor level.

Reason - to protect the amenities of neighbouring residents.

4. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 20/12/2022, issued under planning application reference FULL/2022/0958, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

Expiry Date: This permission will cease to have effect on 19/12/2025 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/2025/0984
Property Ref: A114180000
Valid date: 23/06/2025
Location: Uplands House 1 Upland Road St. Peter Port Guernsey
Proposal: Variations to plans previously approved to erect two-storey extension and dormer window, with terrace at first and second floor levels to east (rear) elevation, install dormer window to west (front) elevation, alterations to fenestration and install replacement pillar and railings - Install additional balustrade extending roof terrace at 1st and 2nd floor levels to rear.

Applicant: North Star Limited

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 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.

3. For the avoidance of doubt, the flat roof area secured by the balustrading outlined in green on drawings CP01M as hereby approved, shall only be used for maintenance purposes and shall not form independent balconies or an extension to the existing balconies at first and second floor level.

Reason - to protect the amenities of neighbouring residents.

4. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 20/12/2022, issued under planning application reference FULL/2022/0958, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

OFFICER'S REPORT

Brief Description of the site:

The property is located in a Conservation Area and Main Centre Outer Area as defined in the Island Development Plan Proposals Map.

Planning permission is sought to vary planning permission FULL/2022/0958 by installing additional balustrading around the perimeter of the flat roofs, at 1st and 2nd floor level, located to the rear of the property. The extensions approved have been built and therefore the permission has been implemented.

It is noted that the balustrading is to be installed to improve the safety when maintenance work is to be carried out. The agent has noted that the proposal is not seeking an extension of the usable floor area of the roof terrace.

Relevant History:

FULL/2022/0958	Demolish extensions/outbuildings, erect two-storey extension and dormer window, with terrace at first and second floor levels to east (rear) elevation, install dormer window to west (front) elevation, alterations to fenestration and install replacement pillar and railings.	Granted
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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

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.

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.”

In light of the relevant policies, the proposed development is generally minor will have a negligible effect on the character or appearance of the Conservation Area given that the balustrading is only likely to be glimpsed in restricted public vantage points along Upland Road.

Given that the usable area of the flat roof terrace at first and second floor are not to be extended, and that the proposed balustrading is intended as a safety precaution for the maintenance of the flat roof; the proposal is not considered to affect the amenities of neighbouring residents.

It is regarded that appropriate conditions should be attached to ensure that the new areas of balustrading are not to be used, other than for maintenance purposes only. This is to protect the amenities of neighbouring residents.

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; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 11/08/25

