

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: Erect 3.5 storey extension with Juliet balcony to north-east (side) elevation.

LOCATION: Portland, 44 Domaine De Beauport, Hauteville, St. Peter Port.

APPLICANT: Mr J.N. Van Leuven

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: 10/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Courtillet Design: 20-649 03L

Application Ref: FULL/2025/1195

Property Ref: A40671A044

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.

Expiry Date: This permission will cease to have effect on 09/09/2028 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/2025/1195
Property Ref: A40671A044
Valid date: 05/08/2025
Location: Portland 44 Domaine De Beauport Hauteville St. Peter Port
Guernsey GY1 1DL
Proposal: Erect 3.5 storey extension with Juliet balcony to north-east
(side) elevation.
Applicant: Mr J.N. Van Leuven

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 - 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.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Portland' is an early 21st century four and a half storey modern town house, which is located at the north-eastern end of the row of houses known as Domaine de Beaufort. Its elevated position results in it forming a prominent feature. The property is surrounded by the rear gardens of several Protected Buildings. The property is located within a Main Centre and a Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2025/1193 - Erect balcony at first floor level to north-east (side) elevation – pending.

FULL/2021/2135 - Erect balcony at 1st floor level to north-east (side) elevation – Refused November 2021. This application went to an Appeal where the refusal was overturned. The balcony was not built.

FULL/2020/1248 - Erect three storey extension with second floor juliet balcony to north-east (side) elevation and extend raised patio area to south-east (rear) of property – Approved July 2021. The extension was not built.

FULL/2014/3089 - Erect extension extending to three floors, with basement, on north-east side – Approved May 2015. The extension was not built.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

This application is for a three storey extension to the main dwelling on the north-east elevation, with a second floor Juliette balcony.

The previous application for this proposal lapsed before work commenced therefore this application has been submitted to reactivate the permission for another three years. There have been no changes to the area or to the initial assessment, therefore the previous assessment is still valid. The current proposals are the same as the 2020 application.

‘There has previously been an application for a three/four storey extension in the same location, which was approved in 2015, but was never constructed. The current proposals are more refined and smaller than the 2014 proposals.

‘Portland’ forms one of what appears as a terrace of modern houses located on the St Peter Port skyline. They are prominent in long distance views from a number of locations in town. The form of these buildings is similar as they step down with the slope. The proposed extension would continue the line of these buildings and would step down in a similar way and will be subservient to the main building and as such, it would appear as a continuation of the terrace and would therefore have a limited visual impact.

The presence of existing buildings and the topography mean that clear views of the site from nearby are limited. The form of the proposed extension respects that of the existing building so, once again, the visual impact of the proposal would be limited.

There were some concerns regarding the horizontal emphasis of the doors/windows serving the balcony area in relation to the impact on the character and appearance of the conservation area when read in context with the townscape. However, in assessing the application consideration has been given to the existing openings to the east facing gable including the horizontal emphasis of the balustrading, detailing of surrounding buildings, the visibility of the doors against the gable at the proposed level and behind the proposed balustrading. The orientation of the property against the skyline of the townscape has also been considered and on balance it is not considered that the impacts of this element when weighed against the above factors would be so significant to the character and appearance of the conservation area. Therefore, although acknowledged that the proposals would not enhance the character of the conservation area, the impact would be generally neutral and as such would preserve the character of the conservation area.

The position, form and detailing of the extension are such that any significant neighbour impact would be limited, any overlooking resulting from the proposal would be mitigated by the distances involved, the lack of direct windows affected and by existing planting and boundary treatments.’

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 09/09/2025