

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 previously approved plans to erect 2 dwellings - Omit rooflights and install dormer windows to west (rear) elevation, relocate rooflight and install dormer window, omit bay windows and covered porch and extend to create enlarged floor area at ground and first floor levels to east (front) elevation and alterations to fenestration.

LOCATION: Detached Garden, Orange Grove, Water Lanes, St. Peter Port.

APPLICANT: Mr & Mrs K & V Barlow

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: 09/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 22-1423-P2 PD/04A, PD/05A & PD/06A

Application Ref: FULL/2025/1267

Property Ref: A20871A000

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 on or before 16/10/2026.

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. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 17/10/2023, issued under planning application reference FULL/2023/0873, and subject to the terms and conditions thereof.

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

5. Prior to the first occupation of unit A, the first floor window in the north elevation of unit A shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - 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 16/10/2026 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/2025/1267
Property Ref: A20871A000
Valid date: 18/08/2025
Location: Detached Garden Orange Grove Water Lanes St. Peter Port
Guernsey GY1 2EG
Proposal: Variations to previously approved plans to erect 2 dwellings -
Omit rooflights and install dormer windows to west (rear)
elevation, relocate rooflight and install dormer window, omit
bay windows and covered porch and extend to create enlarged
floor area at ground and first floor levels to east (front)
elevation and alterations to fenestration.

Applicant: Mr & Mrs K & V Barlow

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 on or before 16/10/2026.

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. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 17/10/2023, issued under planning application reference FULL/2023/0873, and subject to the terms and conditions thereof.

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

5. Prior to the first occupation of unit A, the first floor window in the north elevation of unit A shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

OFFICER'S REPORT

Brief Description of the site:

The site comprises of a mature garden associated with the dwelling currently known as Orange Grove, which is situated to the north across the public road. The site forms a corner plot to the west of the junction between Rue du Douit and the Water Lanes. The site is in the St Peter Port Main Centre Outer Area.

Relevant History:

FULL/2023/0873 Erect 2 dwellings with associated landscaping and alterations to create vehicle access and parking. Approved 17/10/2023

No Building Licence application.

Existing Use(s):

Residential Use Class 1

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:

Policy MC2: Housing in Main Centres and Main Centre Outer Areas

Policy GP8: Design

Policy GP9: Sustainable Development

Conclusion/Brief comment:

Permission is sought to vary the previous permission to erect two dwellings as follows:

- Omit rooflights and install 2no dormer windows to west (rear) elevation of each unit;
- Relocate rooflight and install dormer window, to east (front) elevation of each unit;
- Omit bay windows and covered porch and extend to create enlarged floor area at ground and first floor levels to east (front) elevation of each unit, including alterations to fenestration;
- Re-position ground floor window to north and south (side) elevations;
- Alter first floor fenestration to west (rear) elevation;
- Alter internal layout.

The proposed variations would not alter the mix and type of the approved dwellings or have any additional impacts in respect of trees and landscaping or access and parking provision. The proposals would not result in any adverse impacts on the design and appearance of the dwellings, the character of the area or the amenity of neighbouring properties. For the avoidance of doubt, it is however recommended that Condition 8 of the previous permission, relating to the obscure glazing of the first floor window to the north elevation, is reiterated on any decision issued.

The proposal would therefore remain in compliance with the purpose of the Law, material considerations and relevant planning policies.

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.

Recommendation:

Grant with Conditions



Date: 06/10/2025