

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: Subdivide dwelling to create two residential units. Install dormer window with balcony and rooflight to east (front) roofslope and associated works.

LOCATION: Symphony House, 4 Marine Terrace, Les Banques, St. Peter Port.

APPLICANT: Miss S Hainsworth

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: 02/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture Limited - 19-1062 WD/01A & WD/02

Application Ref: FULL/2025/1281

Property Ref: A104770000

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 unit hereby permitted shall be occupied until details of the bike store for Unit 2 have been submitted to and agreed in writing by the Authority, and the approved bike storage for Units 1 and 2 has been completed and made available for use.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 01/10/2028 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/2025/1281
Property Ref: A104770000
Valid date: 11/08/2025
Location: Symphony House 4 Marine Terrace Les Banques Les Banques
St. Peter Port Guernsey GY1 2HY
Proposal: Subdivide dwelling to create two residential units. Install
dormer window with balcony and rooflight to east (front)
roofslope and associated works.

Applicant: Miss S Hainsworth

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).

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Reason - To encourage the use of bicycles as an alternative to the car.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to subdivide the dwelling to create two, one bedroom apartments. The proposal includes the installation of a flat roof dormer window with balcony and a rooflight to the front (east) roofslope.

The site consists of a traditional two storey pitched roof mid-terraced dwelling situated along Les Banques. The site is in a Main Centre Outer Area.

Relevant History:

03/01/2020 – FULL/2029/2071 – Permission granted to subdivide dwelling to create two residential units. Install dormer window with balcony and rooflight to east (front) roofslope.

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

Policy IP6: Transport infrastructure and support facilities

Policy IP7: Private and Communal Car Parking

Conclusion/Brief comment:

Planning permission was granted for a similar proposal in January 2020. There has been no material change in circumstances since the previous permission.

As set out in Policy MC2, the majority of the Island's housing supply is to be provided within and around the Main Centres. The site is located in a Main Centre Outer Area, it involves the subdivision of an existing dwelling and does not form Important Open Land. As such Policy MC2 supports the development of the site for new housing where it accords with all other relevant policies of the Island Development Plan and where able to the site provides an appropriate mix and type of dwellings. The site is not large enough to accommodate a variety of dwellings and the provision of 2, one bedroom units is acceptable in principle.

The dormer window and balcony would be a relatively large feature on the front elevation of the building which is prominent in public views along the seafront. However, the dormer window would be aligned above and would be similar in size to existing fenestration at ground and first floor level and it is noted that there are examples of much larger dormer windows on neighbouring properties, albeit the dormer windows on neighbouring properties were not approved under the Island Development Plan. On balance, the size and design of the dormer window achieves a satisfactory standard of design, in accordance with Policy GP8.

The health and well-being of the occupiers of the development requires consideration as set out in part (d) of Policy GP8 and explained in more detail in Annex I (Amenities). The objective to build at high densities is to be balanced, but not override, the need to create acceptable living environments. Although there are no rigid standards for amenity provision, the factors to be considered include internal space provision, privacy, aspect/outlook, access to external open space and daylight/sunlight.

The proposed dwellings substantially exceed the Guernsey Technical Standards minimum internal space standards. Unit 1 would also exceed the best practice minimum internal space standards which are published on the Authority's website, whilst unit 2 would marginally meet the best practice minimum internal space standards. The dwellings are dual aspect, including east and west facing glazing and would have adequate daylight and sunlight. The level of privacy for both units is acceptable. Unit 1 would benefit from a rear garden. Unit 2 would include a small balcony at second floor level but would also benefit from an excellent outlook over Belle Greve Bay and neighbouring islands. Overall, the proposal would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

The dormer and balcony would have no adverse effects on neighbouring residents and there is no reason to believe that the subdivision of the dwelling into two flats would adversely affect the amenities of neighbouring residents.

There would be no on-site car parking and only limited public parking in the area. However, the site is located close to shops and services at Admiral Park and it has good access to the bus network along Les Banques which serves both The Bridge and Town. In addition, provision is made for the safe and secure storage of bicycles for both units. The submitted details for the unit 2 bike storage differ from the block plan. In principle there would be scope to provide suitable bicycle storage for unit 2, however, there are concerns about the ease of use and accessibility of a vertical locker due to the need to lift/manoeuvre a bicycle into the locker. It is therefore recommended that a revised scheme is submitted, this can be dealt with by condition. The subdivision of the existing dwelling into two, one bedroom flats is unlikely to significantly increase the demand for parking in the area and in this location it is reasonable for there to be no on-site car parking for the proposed development.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

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.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 30/09/2025