

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: Demolish porch and chimney, erect enlarged dormer window and roof terrace at 1st floor level to west (rear) elevation, install rooflights to west (rear) and east (front) elevations and alterations to fenestration.

LOCATION: Perivoli, Route De La Croix Au Bailiff, St. Andrew.

APPLICANT: Mr & Mrs Kosmas

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: 24/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects - 1287_1_300, 320, 322, 370, 371

Application Ref: FULL/2025/1314

Property Ref: K00213A000

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 screen 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 shall be installed to the northern edge of the first floor roof terrace prior to the roof terrace being first brought into use and the 1.8m high screen 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 and the 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 23/09/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The domestic curtilage for this property has never been defined by the Authority. The Authority may not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Perivoli. To confirm the recognised curtilage/garden area for the property a property search can be carried out, further details of which can be found online: https://gov.gg/property_search.

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/2025/1314
Property Ref: K00213A000
Valid date: 22/08/2025
Location: Perivoli Route De La Croix Au Bailiff St. Andrew Guernsey
GY6 8RU
Proposal: Demolish porch and chimney, erect enlarged dormer window
and roof terrace at 1st floor level to west (rear) elevation,
install rooflights to west (rear) and east (front) elevations and
alterations to fenestration.
Applicant: Mr & Mrs Kosmas

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).

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 screen 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 shall be installed to the northern edge of the first floor roof terrace prior to the roof terrace being first brought into use and the 1.8m high screen 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 and the views of the site from publicly accessible areas and to minimise the effect of the development on the privacy and amenities of nearby residents.

INFORMATIVES

The domestic curtilage for this property has never been defined by the Authority. The Authority may not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Perivoli. To confirm the recognised curtilage/garden area for the property a property search can be carried out, further details of which can be found online: https://gov.gg/property_search.

OFFICER'S REPORT

Brief Description of the site:

Perivoli, Route De La Croix Au Bailiff is an end of terrace one and a half-storey property situated to the west of Route De La Croix Au Bailiff. The property has a render exterior, slate roof and PVCu sash windows to the front. A single-storey extension exists to the rear of the property. A hedge marks the roadside boundary and vehicular access is to the south with an area of parking/turning to the rear, along with vehicular access to the adjoining property to the north. The rear garden is enclosed by 1.8m high fencing and hedging.

The application relates to the demolition of a porch to the rear of the property and the removal of the chimney stack to the southern gable. The existing dormer is to be enlarged in connection with the formation of a roof terrace over the existing flat roof extension to the rear/west of the property. The roof terrace is shown to be enclosed by a glazed guarding to the west and southern edges with a high, timber clad screen to the northern edge. Rooflights are also proposed to the front and rear roofslopes with alterations to fenestration proposed.

The proposed rear rooflights, removal of the chimney stack, alterations to fenestration to the rear, proposed timber decking and fencing/gates shown on the plans all represent exempt works.

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

Relevant History:

None.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The removal of the porch is considered acceptable as this is of no particular merit which would warrant its retention. The design and appearance of the proposed to the dormer, rooflights and alterations to fenestration represent a good standard of design that would respect the character of the local built environment.

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 scheme proposes a roof terrace above the existing single-storey flat roof. The use of timber and glass as part of this proposal and 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, given that they would be

visible from the south and southwest, the design and materials proposed would represent a good standard of design that respects the local built environment and open landscape concerned.

The proposals, including the roof terrace, will not have an unacceptable impact on the amenities of surrounding residential neighbours given that the terrace is set away from the common boundary and provided the high timber screen is provided to the northern edge of the terrace and is retained at all times, a matter that can be controlled by condition. The other alterations to fenestration will not result in unacceptable harm to residential amenity.

The works also consider the health and well-being of occupiers of the property whilst offering more flexible and adaptable accommodation that can respond to the changing needs of occupiers.

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

In view of the above it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 18/09/2025

