

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: Creation of car port to south elevation and 1st floor terrace, replace garage door to south-east elevation.

LOCATION: 15 Paris Street, St. Peter Port.

APPLICANT: Mr R Boyd

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: 13/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Torode Architecture: 6350 - 01D & -02

Application Ref: FULL/2025/1385

Property Ref: A108330000

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.Prior to the first use of the terrace area (however named) hereby approved, privacy screens to be permanently glazed with obscure glass of a minimum industry standard privacy level 3 shall have been installed in the positions and to the height as shown on the approved drawings ref: 6350-01D and 02. The privacy screens shall be retained as such in perpetuity.

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

5.Prior to the installation of the new garage door to the front of the house, full details of the door including its design, appearance and material shall be been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details, and the door installed as per the agreed details.

Reason - To secure the satisfactory appearance of the completed development and in the interests of conserving the character and appearance of the Conservation Area.

Expiry Date: This permission will cease to have effect on 12/11/2028 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/2025/1385
Property Ref: A108330000
Valid date: 21/08/2025
Location: 15 Paris Street St. Peter Port Guernsey GY1 2BN
Proposal: Creation of car port to south elevation and 1st floor terrace,
replace garage door to south-east elevation.

Applicant: Mr R Boyd

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. Prior to the first use of the terrace area (however named) hereby approved, privacy screens to be permanently glazed with obscure glass of a minimum industry standard

privacy level 3 shall have been installed in the positions and to the height as shown on the approved drawings ref: 6350-01D and 02. The privacy screens shall be retained as such in perpetuity.

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

5. Prior to the installation of the new garage door to the front of the house, full details of the door including its design, appearance and material shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details, and the door installed as per the agreed details.

Reason - To secure the satisfactory appearance of the completed development and in the interests of conserving the character and appearance of the Conservation Area.

OFFICER'S REPORT

Site Description:

The application site consists of a mid-terrace property located to the north-west of Paris Street. The property is located within a Conservation Area as adjoins a protected building to the north-east known as Sanserre.

Relevant History:

FULL/2023/0619	Demolish chimney, erect extension at first floor level to north-west (rear) elevation, install cladding and alterations to fenestration.	Granted
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Existing Use(s):

Residential

Brief Description of Development:

Planning permission is sought to create a car port and a first floor terrace, and replace a garage door to the south-east elevation.

The application was deferred as concerns were raised in respect of the installation of a timber fence at first floor level to serve as a privacy screen and the resultant impact of the design on the character and appearance of the Conservation Area and the amenities of neighbouring residents, particularly to the west, in terms of the impact on outlook due to its solid opaque design.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP4 Conservation Areas
GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Representations:

The Authority has received representation from one party objecting to the proposal. Grounds for objection principally relate to the following issues:-

- Loss of privacy.
- Overshadowing and loss of daylight.
- General amenity impact.
- Right of access for maintenance.

The Authority has received representation from one party in respect of the revised proposal. The representation has stated that all of the points raised previously still stand, except the loss of daylight and that the material of the privacy screen is unclear.

Consultations:

None generated.

Summary of Issues:

- Whether the design of the proposed development is acceptable.
- Whether the proposal would affect the character and appearance of the Conservation Area.
- Whether the proposal would have a detrimental effect on adjoining protected building, or its setting.
- The impact of the development on neighbour amenity.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

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.

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting Conservation Areas that special attention shall be paid to the desirability of preserving and enhancing the character and appearance of that Area.

It is also a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP.

The principle of creating a terrace area to the rear of the property is supported under Policy GP13, provided the proposal achieves a high standard of design, and does not undermine the Conservation Area, the setting of the adjoining Protected Building, or the amenities of neighbouring residents.

Whilst the proposed terrace will be visible in glimpsed views from the Conservation Area along New Paris Road, the design and materiality of the terrace has been improved following deferral which is more sympathetic to the traditional characteristics and appearance of the Conservation Area at high level, when compared to the original timber fence. Consequently, the design of the terrace is considered to comply with Policy GP8, and conserves the Conservation Area for the purposes of Policy GP4.

Due to the location of the works and its distance and relationship to the adjoining protected building to the north-east, separated by a ground floor extension and catslide dormer, the setting of the protected building will not be adversely affected.

Careful consideration has been given to the effect of the development on the amenities of neighbouring residents and the representation received. In light of the amendments secured, the proposed terrace will be separated from the rear garden of the neighbouring property to south-west (Saumur) due to the layout and position of the proposed external staircase. In addition, the incorporation of a 1.8m high obscure glazed screen secured to the existing boundary wall will ensure that the neighbour's privacy will not be undermined.

Despite being installed at high level, the siting and orientation of the proposed privacy screen will not result in overshadowing.

Whilst it is recognised that installing a high level screen along part of the boundary wall adjacent to the external amenity space closest to Saumur will to some extent affect the outlook from the neighbouring property and have an overbearing effect, the degree of this harm is not considered to be so substantial to reasonably justify refusal, particularly as design of the privacy screen has been improved which will enable light to pass through the obscure glazed screen and therefore reduce its prominence at high level.

In light of the representation received, it is noted that any legal rights of access for maintenance are not material planning considerations as defined in The Land Planning and Development (General Provisions) Ordinance, 2007), and any planning permission that might be granted would be without prejudice to the normal legal rights and privileges of third parties.

The principle of installing a new garage door to the front of the property is supported under Policy GP13 and Policy GP4, although no details of the door have been provided. A condition should be imposed to ensure that the detailed design of the door is acceptable. All other alterations are acceptable under Policy.

Subject to appropriate conditions, the proposal will not have a detrimental impact on the character or appearance of the Conservation Area, the setting of a protected building, or significantly affect 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, and accords with the purpose of the Law and material considerations; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 12/11/25