

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: Raise roof height to create accommodation at first floor level to south (side) elevation with balcony to west (rear) elevation and terrace at 1st floor level to east (front) elevation.

LOCATION: 7 La Margion, Richmond, St. Saviour.

APPLICANT: Mr & Mrs D Bates

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: 24/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Langlois Architects - 2165/ 10E, 11A

Application Ref: FULL/2025/1500

Property Ref: E007040005

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 23/11/2028 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/2025/1500
Property Ref: E007040005
Valid date: 30/09/2025
Location: 7 La Margion Richmond St. Saviour Guernsey GY7 9XQ
Proposal: Raise roof height to create accommodation at first floor level to south (side) elevation with balcony to west (rear) elevation and terrace at 1st floor level to east (front) elevation.

Applicant: Mr & Mrs D Bates

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 - 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 application site known as No. 7 La Margion is located Outside of the Centres as defined in the Island Development Plan (IDP).

Planning permission was granted in 2022 to remove a raised terrace and external steps, and erect an extension at first floor level with balconies and erect external steps to the south (side) elevation, and erect a raised terrace to the front of the property. The permission has since lapsed.

Planning permission is now sought to erect an extension at first floor level with a balcony to the rear and a Juliet balcony to the front. It is also proposed to install a terrace at first floor level towards the front of the property, north of the proposed two storey extension, utilising the existing flat roof.

Some concerns were raised with regards to the potential for overlooking towards neighbouring residents to the north of the application site. The agent has provided further information to help demonstrate the likely overlooking effect from the proposed terrace, in an attempt to mitigate the concerns raised.

The neighbouring property to the south of the application site is in the process of constructing a first floor extension to the front of the house (FULL/2023/0232).

Relevant History:

Reference No	Description	Decision	Date
FULL/2022/0450	Remove raised terrace and external steps, erect extension at first floor level with balconies and erect external steps to south (side) elevation, erect raised terrace to front.	Granted	2022
FULL/2022/0456 – field to rear	Change of use of agricultural land to domestic garden (5,860 sq.m.).	Refused	2022
PAPP/2006/1563	Extend dwelling at first floor level.	Granted	2006

Existing Use(s):

Residential

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:

GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Conclusion/Brief comment:

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.

The principle for extending the property at first floor level has already been established following the grant of planning permission for application PAPP/2006/1563 (despite the material change in circumstances following the introduction of the IDP in 2016), as well as that approved in 2022 (ref: FULL/2022/0450) under the IDP.

Whilst there are some differences between the proposed first floor extension and that approved under application FULL/2022/0450, the majority of the works remain broadly the same, and are supported under Policy.

Overall, the proposed first floor extension adopts a good standard of design by virtue of its scale, form, massing, siting and materials. Due to its position and design, the proposal will not have a detrimental impact on the character of the area or visual amenity and will be 'read' in context with other first floor development observed in the vicinity.

Careful consideration has been given to the effect of the development on the amenities of neighbouring residents. Due to the concave design of the estate, the front gardens associated with properties on the estate are overlooked. It is therefore considered to be a common feature within the locality, albeit at some distance.

In light of the additional information submitted, the agent has demonstrated that the built form on the adjacent property would intercept views towards the neighbouring property to the south when stood near the proposed extension. Whilst it is recognised that views towards the neighbouring property become more achievable when stood further away from the proposed extension, these views are partially restricted by mature boundary vegetation (albeit could be subject to change), but

more importantly, the distance from the proposed terrace and the neighbour's most sensitive external amenity space (approximately 16m as demonstrated by the agent) is such that it would not reasonably cause unacceptable harm with regards to overlooking. Moreover, the neighbour's rear patio area is sited further away from the roof terrace, and therefore this harm becomes less impactful. On this basis, the proposal would not cause significant harm to the amenities of neighbouring residents to rebut the general support in favour of householder development (Policy GP13).

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; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 24/11/25

