

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 and alter roof ridge height, install cladding and alterations to fenestration.

LOCATION: Nashcopy, La Piette Road, St. Peter Port.

APPLICANT: Mr & Mrs G Cook

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: 19/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions: 1471-SK-01, 02 RevA, 03 RevA

Application Ref: FULL/2025/1604

Property Ref: A107840000

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 18/12/2028 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/2025/1604
Property Ref: A107840000
Valid date: 04/11/2025
Location: Nashcopy La Piette Road St. Peter Port Guernsey GY1 2BT
Proposal: Raise and alter roof ridge height, install cladding and alterations to fenestration.

Applicant: Mr & Mrs G Cook

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.

OFFICER'S REPORT

Brief Description of the site:

The building is set back from the road with an area of off-road parking provided. The building is gable onto the road with a render lower level and tile hung, blank gable. Rooflights exist in the existing north and south roofslopes.

To the north is a residential property with blank gable facing the site and catslide roof to the rear. The nearest terrace property to the south is two and a half-storeys in height with a three storey flat roof extension to the rear. A single-storey flat roof extension to the side of Nashcopy is located to the south of the building, attached to the adjoining residential property.

The site consists of a light industrial warehouse situated within an urban residential area to the west of Piette Road. The site is in the St Peter Port Conservation Area and Main Centre Outer Area as defined in the Island Development Plan.

Relevant History:

FULL/2016/1779 - Demolish section of roadside wall, resurface parking area with tarmacadam and install balustrade – granted

Existing Use(s):

Light Industry

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:

MC5(B): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas - outside of the Key Industrial Areas and Key Industrial Expansion Areas
GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

Conclusion/Brief comment:

The application relates to the erection of a roof extension, raising the eaves and ridge height of the existing building incorporating rooflights to both the north and south roofslopes and the insertion of a window on the eastern gable. The western gable is shown to be rebuilt in connection with the works to the roof and a new insulated corrugated wall cladding system is proposed. The submission refers to recommendations of a Structural Report regarding remedial structural works and a new insulated corrugated roofing system.

Although the works to the roof are indicated in the submission as representing exempt development the works do not meet the exemption criteria and do require planning permission.

Nashcopy is situated between residential properties in Piette Road. The existing pitched roof building measures c.3.55m to the eaves and c. 6.45m to the ridge and would increase to an eaves level of c. 4.3m and a ridge of 7.4m. An element of overshadowing currently exists to the entire garden area of the residential property to the north however, this would likely only be in the early and latter part of the day, with greater effect during the winter months. The modest change to the roof as proposed will not result in an unacceptable increase in overshadowing and harm to residential amenity and accords with the aims and policies in the IDP.

The design and appearance of the works represent a good standard of design when considering the functional appearance of the existing building. The works will not result in harm to the character and appearance of the Conservation Area and will not result in an unacceptable degree of overlooking to surrounding residential neighbours

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: 11/12/2025

