

**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:** Extend at ground level and 1st floor level to west (rear) elevation

**LOCATION:** The Myrtles, Les Canichers, St. Peter Port.

**APPLICANT:** Mr J Norman

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:** 30/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** CCD Architects - 3957 PL01, 02 & 03

**Application Ref:** FULL/2025/1701

**Property Ref:** A110660000

**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 removal of the existing, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement windows and doors shall be submitted to and agreed in writing by the Authority. Only the details agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development and to preserve the special interest of the protected building.

5. Prior to installation, the external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. Only the details agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development and to preserve the special interest of the protected building.

6. Prior to the commencement of any underpinning works, a Structural Engineer's report setting out the extent and method of underpinning shall be submitted to and agreed in writing by the Authority. Only the details agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development and to preserve the special interest of the protected building.

7. For the avoidance of doubt, no permission is granted for the removal of the cupboard, vaulted ceiling and relocating the door, all at second floor level, as shown on drawing ref: PL-02, unless otherwise agreed in writing by the Authority following additional information being submitted. Only the details agreed in writing by the Authority shall be used in carrying out the development.

Reason - Insufficient information has been submitted and these elements must be conditioned out of the scheme to preserve the special interest of the protected building.

**Expiry Date: This permission will cease to have effect on 29/01/2029 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](http://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](mailto: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/2025/1701  
**Property Ref:** A110660000  
**Valid date:** 30/10/2025  
**Location:** The Myrtles Les Canichers St. Peter Port Guernsey GY1 2LT  
**Proposal:** Extend at ground level and 1st floor level to west (rear) elevation  
**Applicant:** Mr J Norman

**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 removal of the existing, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement windows and doors shall be submitted to and agreed in writing by the Authority. Only the details agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development and to preserve the special interest of the protected building.

5. Prior to installation, the external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. Only the details agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development and to preserve the special interest of the protected building.

6. Prior to the commencement of any underpinning works, a Structural Engineer's report setting out the extent and method of underpinning shall be submitted to and agreed in writing by the Authority. Only the details agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development and to preserve the special interest of the protected building.

7. For the avoidance of doubt, no permission is granted for the removal of the cupboard, vaulted ceiling and relocating the door, all at second floor level, as shown on drawing ref: PL-02, unless otherwise agreed in writing by the Authority following additional information being submitted. Only the details agreed in writing by the Authority shall be used in carrying out the development.

Reason - Insufficient information has been submitted and these elements must be conditioned out of the scheme to preserve the special interest of the protected building.

---

## **OFFICER'S REPORT**

### **Brief Description of the site:**

The application site, known as the Myrtles, comprises a three storey mid-terrace property. The property is a protected building and is bounded by Les Canichers to the east and Bruce Lane to the west. The property lies within a Conservation Area and a Main Centre Inner Area as designated in the Island Development Plan.

Planning permission was granted in 2023 (FULL/2023/0068) to demolish a lean-to extension and erect an extension at second floor level and create a terrace at first floor level to the west (rear) elevation, as well as make alterations to the fenestration and internally to address practical considerations and waterproofing as noted in the agent's letter of 22<sup>nd</sup> December 2022.

The application was supported by a Statement of Significance which sets out the history of the site, description of the building, including its historic features, and made an assessment on the proposed alterations and extension against the value of its special interest and how the harm to the protected building would be mitigated or justified.

No changes are proposed to the façade of the building.

Planning permission is now sought for a similar proposal, although the second floor level extension has been reduced to a first floor, lean-to extension, and the ground floor extension to the rear has been increased. The approved first floor roof terrace will remain, albeit adapted.

**Relevant History:**

|                |                                                                                                                                                                                       |         |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|
| FULL/2023/0068 | Demolish lean-to, erect extension at second floor level and create terrace at first floor level to west (rear) elevation, internal and fenestration alterations (Protected Building). | Granted |
| FULL/2018/2571 | Re-roof, reconstruct chimneys and dormer window and erect satellite dish at roof level (Protected Building).                                                                          | Granted |
| FULL/2013/2146 | Repair existing windows and cills on east elevation and carry out repairs to cornice guttering (Protected Building).                                                                  | Granted |
| FULL/2013/0110 | Internal alterations to create new bathroom on first floor (Protected Building)                                                                                                       | Granted |

**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:**

GP4 Conservation Areas  
GP5 Protected Buildings  
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.

It is 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 which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

**Protected Building:**

It is noted that the following alterations were approved as part of FULL/2023/0068 and remain valid, these works include:

- Demolition of the north extension and the upper floor of the south extension;
- Removal of internal wall linings and exposing beams of living room;
- Installation of tanking to side and rear walls of front rooms, to external walls of main house and to whole of courtyard;
- Removal of section of rear wall of dining room;
- Creation of first floor opening between bedroom and new en-suite;
- Alterations to modern fireplaces in living room and dining room;
- Removal of first floor bathroom (relocate Victorian toilet to ground floor utility WC);
- Restoration of original hall floor tiles.

With regards to this application, the plan form of The Myrtles is virtually intact and of high value to the overall special interest of the protected building. Removal of the ceiling to create a vaulted roof space would detract from the special interest of the protected building. In addition, the removal of the cupboard from the library/bedroom 2, removal of the cupboard, and relocating the door (all at second floor level), would also not demonstrate compliance with Policy GP5. Also, without sufficient details of the underpinning at ground level, this work should also be omitted as this could harm the special interest of the protected building.

In light of this, these elements should be omitted from the drawings due to insufficient information being submitted. This can be controlled by conditioning the decision appropriately.

### Conservation Area:

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay “special attention to the desirability of preserving and enhancing the character and appearance” of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that “proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.”

With regards to the impact on the Conservation Area, the proposal is considered to be less impactful than that approved under application ref: FULL/2023/0068. Moreover, the proposed design, together with the location of the works and existing boundary treatment is such that it would not harm the special character, architectural and historic interest and appearance of the Conservation Area. The application complies with Policy GP4.

### Design and neighbours:

In terms of design, the proposed extensions at ground floor and rear of rear of the property achieves a high standard of design for the purposes of Policy GP8 with regards to the scale, form, mass, siting and materials adopted. The proposal relates well to the main house and surrounding built environment.

As set out above, the proposal is considered to be less impactful, including that on the amenities of neighbouring residents, than that approved under application ref: FULL/2023/0068.

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.

### **Recommendation:**

Grant with Conditions



**Date:** 29/01/26