

**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:** Variations to previously approved plans to demolish dwelling, erect replacement dwelling with associated works and install gate to existing vehicle access - Omit terraces and portico and erect terrace area at first floor level, omit external staircase, existing external steps to be retained, and alterations to ground levels to create raised terrace area to east of property.

**LOCATION:** Irwin Lodge, 123 Ruelle Irwin, Fort George, St. Peter Port.

**APPLICANT:** Mr & Mrs Robinson

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:** 23/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Lovell Ozanne & Partners Ltd: 10658-AA81 S1-05 Rev.J, 06 Rev.F, 10 Rev.T, 11 Rev.O, 12 Rev.P, 25 Rev.H, 26 Rev.H, 30 Rev.O, 31 Rev.P, 35 Rev F.

**Application Ref:** FULL/2025/1748

**Property Ref:** A41110A123

**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 the original permission, see Condition 4.

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.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 04/07/2024, issued under planning application reference FULL/2024/0007, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

**Expiry Date: This permission will cease to have effect on 04/07/2027 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/2025/1748  
**Property Ref:** A41110A123  
**Valid date:** 27/11/2025  
**Location:** Irwin Lodge 123 Ruette Irwin Fort George St. Peter Port  
Guernsey GY1 2SN  
**Proposal:** Variations to previously approved plans to demolish dwelling,  
erect replacement dwelling with associated works and install  
gate to existing vehicle access - Omit terraces and portico and  
erect terrace area at first floor level, omit external staircase,  
existing external steps to be retained, and alterations to  
ground levels to create raised terrace area to east of property.  
  
**Applicant:** Mr & Mrs Robinson

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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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 the original permission, see Condition 4.

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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 04/07/2024, issued under planning application reference FULL/2024/0007, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

**OFFICER’S REPORT**

**Brief Description of the site:**

‘Irwin Lodge’ formerly comprised a detached bungalow situated to the south of Ruelle Irwin. The application site is located within Fort George, which itself is located Outside of the Centres as designated in the Island Development Plan.

The application site has been subject to a number of applications for a replacement dwelling, on a one-for-one basis, since the adoption of the Island Development Plan in 2016. The proposals have varied in different design styles over the years.

Planning permission was granted in 2024 (FULL/2024/0007) to demolish and erect a replacement dwelling with associated works and install a gate to the existing vehicle access. The application was approved subject to various conditions. The permission has been implemented on site.

Following permission in 2024 a number of variations have been approved, including application references: FULL/2025/1172, FULL/2025/0780, FULL/2025/0300.

Planning permission is now sought to vary the original 2024 permission (FULL/2024/0007).

The variation relates to omitting terraces and the portico and erecting a terrace area at first floor level. The proposal also seeks to omit the proposed external staircase and to retain the existing external steps to the east of the property, as well as making alterations to ground levels to create a raised terrace area to the east of the property.

**Relevant History:**

| Reference No   | Description                                                                                                                                                                                                        | Decision | Date |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|
| FULL/2025/1172 | Variations to previously approved plans to demolish dwelling, erect replacement dwelling with associated works and install gate to existing vehicle access - Alter roof form to west, centre and east of dwelling. | Granted  | 2025 |

|                |                                                                                                                                                                                                                                                                                                                          |         |      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|------|
| FULL/2025/0780 | Variations to previously approved plans to demolish dwelling, erect replacement dwelling with associated works and install gate to existing vehicle access - Omit chimneys, alter roof form from hipped to raised flat roof; omit path to north west, alter retaining wall and external steps to north east of property. | Granted | 2025 |
| FULL/2025/0300 | Install ground mounted solar panels to west of site.                                                                                                                                                                                                                                                                     | Granted | 2025 |
| FULL/2024/0007 | Demolish dwelling, erect replacement dwelling with associated works and install gate to existing vehicle access.                                                                                                                                                                                                         | Granted | 2024 |

**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:**

GP1 Landscape Character and Open Land  
 GP2 Sites of Special Significance  
 GP6 Protected Monuments  
 GP7 Archaeological Remains  
 GP8 Design  
 GP9 Sustainable Development  
 GP13 Householder Development  
 IP9 Highway Safety, Accessibility and Capacity

**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.

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

The proposal focuses attention towards the east of the application site. The incorporation of a first floor balcony/portico will alter the appearance of the approved scheme when viewed from public vantage points, including Clarence Battery located to the east.

While the composition of the east elevation of the building at first floor level of the approved scheme was more intricate and less dominant than the proposed variation, the incorporation of an off-centre first floor terrace/portico is unlikely to undermine the composition of the development when 'read' as a whole. Overall, the proposal is a minor alteration to the approved scheme.

The proposed changes will not affect the amenities of neighbouring residents due to the change in ground levels, mature landscaping together with the distance and relationship to properties to the north and north-east of the application site.

The omission of the formal external staircase and the retention of the existing stair to the east of the property is a welcomed amendment to the scheme as it will reduce the impact on the landscape of the site which will be noticeable from Clarence Battery.

All other alterations are acceptable.

There would be no impact on the nearby protected monument.

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 the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

**Recommendation:**

Grant with Conditions



**Date:** 19/01/26