

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 and extend and alter at basement/garage level, lower ground floor, ground floor and 1st floor levels, demolish existing outbuilding and erect single storey Gardener's cottage/ancillary living unit to east boundary, widen existing vehicle access and erect gate to west boundary and alterations to driveway and parking area.

LOCATION: White Lodge, Les Vardes, St. Peter Port.

APPLICANT: Mr Paul Body

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: 26/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Stackhouse Design Ltd: 25-03-01, 02, 20A, 21A, 22A, 23A, 25C, 26, 30B, 31B, 23-04-04A; Design & Access Statement (May 2026)

Application Ref: FULL/2025/1845

Property Ref: A408190000

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 any development, including site works, beginning on site details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site and to include a section through the gardener's cottage extending to the roadside wall), shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of this condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings and to ensure no adverse impacts on neighbour amenity or protected features.

5. Prior to any development, excluding site works, beginning on site a revised Ground Floor Plan or South West Elevation shall be submitted to and agreed in writing by the Authority to clarify the ground floor fenestration proposed. The development shall be carried out only in accordance with the agreed details.

Reason - To clarify the proposed fenestration, due to a discrepancy on the submitted plans.

6. Prior to their installation or laying, the following shall be submitted to and agreed in writing by the Authority:

i) A specification or sample and details of laying of all hardstanding hereby approved;

- ii) A specification or sample and details of the cladding material to the Gardener's Cottage;
- iii) A specification or sample and details of the decking material adjacent to the Gardener's Cottage;
- iv) A specification and details of the materials of the new gates to the vehicular access.

The development shall be carried out only in accordance with the details agreed under the terms of this condition.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the works are of satisfactory design and do not have any adverse impact on the character of the conservation area or protected features.

7. Prior to installation, full details of the solar panels and electric vehicle charging points shall be submitted to and approved in writing by the Authority. Prior to occupation of the extended dwelling hereby approved, the panels and EV charge points shall be installed and made operational in accordance with the agreed details and all other sustainable design features set out in the Design and Access Statement Rev B dated May 2026 shall be implemented.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

8. a) Prior to the undertaking of any soft landscaping, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) all existing trees, hedges and other landscape features, indicating clearly those to be removed; and
- ii) full details of all new tree and hedge planting, including planting schedules, noting the species, sizes, numbers and densities of plants.

b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of part a) of this condition above, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

9. The first floor windows to be installed to the south-west elevation of the dwelling shall be glazed with obscure glass to a minimum industry standard level 3 which shall thereafter be retained at all times. No changes shall be made to these windows nor

shall any additional first floor windows be inserted in this elevation.

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

10. Within four weeks of the access being extended, the ends of the extended opening shall be finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

11. The gardener's cottage hereby approved shall be used only for purposes incidental and ancillary to the enjoyment of the dwelling house. No permission is granted for use as a separately occupied annex or an independent dwelling.

Reason - Any separate or independent use of this accommodation would require a separate grant of planning permission and involve different planning policy considerations.

Expiry Date: This permission will cease to have effect on 25/08/2029 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 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/2025/1845
Property Ref: A408190000
Valid date: 23/12/2025
Location: White Lodge Les Vardes St. Peter Port Guernsey GY1 1BH
Proposal: Raise and alter roof ridge height and extend and alter at basement/garage level, lower ground floor, ground floor and 1st floor levels, demolish existing outbuilding and erect single storey Gardener's cottage/ancillary living unit to east boundary, widen existing vehicle access and erect gate to west boundary and alterations to driveway and parking area.
Applicant: Mr Paul Body

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.

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- ii) A specification or sample and details of the cladding material to the Gardener's Cottage;
- iii) A specification or sample and details of the decking material adjacent to the Gardener's Cottage;
- iv) A specification and details of the materials of the new gates to the vehicular access.

The development shall be carried out only in accordance with the details agreed under the terms of this condition.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the works are of satisfactory design and do not have any adverse impact on the character of the conservation area or protected features.

7. Prior to installation, full details of the solar panels and electric vehicle charging points shall be submitted to and approved in writing by the Authority. Prior to occupation of the extended dwelling hereby approved, the panels and EV charge points shall be installed and made operational in accordance with the agreed details and all other sustainable design features set out in the Design and Access Statement Rev B dated May 2026 shall be implemented.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

8. a) Prior to the undertaking of any soft landscaping, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) all existing trees, hedges and other landscape features, indicating clearly those to be removed; and
- ii) full details of all new tree and hedge planting, including planting schedules, noting the species, sizes, numbers and densities of plants.

b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of part a) of this condition above, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

9. The first floor windows to be installed to the south-west elevation of the dwelling shall be glazed with obscure glass to a minimum industry standard level 3 which shall thereafter be retained at all times. No changes shall be made to these windows nor shall any additional first floor windows be inserted in this elevation.

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

10. Within four weeks of the access being extended, the ends of the extended opening shall be finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

11. The gardener's cottage hereby approved shall be used only for purposes incidental and ancillary to the enjoyment of the dwelling house. No permission is granted for use as a separately occupied annex or an independent dwelling.

Reason - Any separate or independent use of this accommodation would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description

The site measures 3300sqm, and contains a single 20th century dwellinghouse, set to the south of the site, with associated gardens adjacent to the northern boundary and garden store/outbuilding to the east boundary.

The application site is bound to the north-west by Pied des Vardes, with a high granite wall to the boundary, which continues to the form the west boundary to Les Vardes, supplemented by a substantial conifer hedge. Access is from Les Vardes in the north-west corner. The site is bounded by, and elevated above, George Road to the east, separated from the road by a high granite wall and substantial planting. Residential properties lie directly to the north and south, as well as across the roads to the east and west, with a guest house to the north-west. Land levels fall away from the south of the site towards the north by approx. 11m.

The site is located within the St Peter Port Main Centre Outer Area, as designated in the Island Development Plan and forms part of Les Val des Terres Character Area of the St Peter Port Conservation Area, and features in views of the Hillside Town. The properties to the north-east and across the road to the north-west and south-east are Protected Buildings and the wall forming the east boundary, running along the western side of George Road, is a Protected Monument known as "Wall at Fieu Le Rouet".

Relevant History:

FULL/2023/2448- Demolish and rebuild dwelling, demolish outbuilding and construct associated living unit and erect new dwelling. Refused.

FULL/2024/1058- Demolish existing dwelling, erect 18 dwellings with associated works and widen vehicular access. Refused.

FULL/2025/0607- Demolish existing dwelling, erect 15 dwellings with associated works and widen vehicular access. Pending decision.

Existing Use:

Residential dwelling- Class 1

Brief Description of Development:

The application proposes significant alterations to the existing dwelling, including raising and altering the roof, extensions and alterations. The proposal also includes the demolition of an existing outbuilding, and erection of a replacement single storey outbuilding to form ancillary living accommodation to the east boundary of the site. The existing vehicular access is to be widened with the addition of gates and alterations to the driveway and parking area.

The application has been deferred and revised due to concerns regarding the proposed design, its horizontal emphasis and the impact on the Conservation Area.

Revised plans were submitted which propose a revised design to the north-east elevation, providing a recessed central section.

Relevant Policies:

GP4	Conservation Areas
GP5	Protected Buildings
GP6	Protected Monuments
GP8	Design
GP9	Sustainable Development
GP13	Householder Development
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking
IP9	Highway Safety, Accessibility and Capacity

Representations:

Two letters of representation have been received in respect of the proposals, one in respect of the application as initially submitted and one following receipt of the revised plans.

The key issues have been summarised:

- Concern over accuracy and clarity as the proposed works to dwelling - vast demolition, 139% increase in size of dwelling, new access, land engineering and wider entrance are beyond 'extensions' to be considered under GP13. The description is misleading as it is basically a total rebuild of two dwellings and all infrastructure.
- Concern that this is a stepping stone application to allow for additional dwellings at the site.
- Once demolition has occurred, reusing the existing house is unlikely to be practical or possible.
- Much of the proposal is similar to the proposed refused schemes.
- Gardener's Cottage proposed is a new dwelling adjacent to protected monument, within a conservation area and within the setting of several protected buildings.
- Highly visible site makes a positive contribution to the Conservation Area. There is a legal duty to protect this and the protected monuments/buildings.
- No internal or external levels provided and lack of detail on floor plans. Uncertainty as large-scale excavations appear to be proposed, and this could have an impact on nearby heritage assets.
- No assessment of wider impact on Conservation Area or settings of protected buildings.
- Not a high standard of design and would not conserve or enhance the Conservation Area, protected building, protected monuments, landscape character or neighbour amenity.
- Conflict with GP4, GP5, GP6, GP8 and GP9 and the statutory duties under the General Provisions and Planning Law.

- Lack of information regarding GP9.
- House should be rebuilt away from southern boundary to remove design and amenity concerns.
- Conflicting plans regarding window design, details, the distinguishment between balconies/landings, poor lift access etc.
- Conflict with Policy GP8- poor design, not an effective and efficient use of land, no consideration of wider character, poor access, interface and overlooking issues, no hard/soft landscaping details, and no future adaptability.

Consultations:

None undertaken.

Summary of Issues:

- Principle of development;
- Impact on the character of the Conservation Area;
- Impact on protected monument;
- Impact on the setting of nearby protected buildings;
- Design;
- Amenity of the proposed units;
- Provision of access and parking;
- Impact on neighbour amenity;
- Sustainable development.

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).**

Legal framework

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.

Section 31(1)(b) of the Law explains the general functions of authorities in respect of protected monuments. This states that:

It is the duty of any department of the States when exercising its functions under this Law –
 (b) in particular, in exercising its functions with respect to any buildings or other land in the vicinity of a protected monument, to pay special attention

to the desirability of preserving the protected monument **and its setting** [emphasis added].

Section 34 of the Law explains the general functions of authorities in respect of protected buildings. This states that:

It is the duty of any department of the States when exercising its functions under this Law –

(a) to secure so far as possible that the special historic, architectural, traditional or other special characteristics of buildings listed on the protected buildings list (“protected buildings”) are preserved, and

*(b) in particular, in exercising its functions with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building’s special characteristics **and setting** [emphasis added].*

Section 38 of the Law explains the general functions of authorities in respect of conservation areas. This states that:

In the exercise, with respect to any building or other land in a conservation area, of any powers under this Law or any other enactment, special attention shall be paid to the desirability of preserving and enhancing the character and appearance of that area.

In respect of these statutory duties, the word ‘preserve’ is taken in its ordinary meaning as set out in Chamber’s dictionary, which is ‘to keep safe from harm or loss’.

The purposes of the Law are reflected in the Island Development Plan, the principal aim of which is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey’s built and natural environment and the need to use land wisely. Relevant policies will be addressed below in assessing the key issues.

Section 13 to Part IV of The Land Planning and Development (General Provisions) Ordinance, 2007, sets out a number of general material considerations, the following of which are considered to be relevant in this instance:

(b) the character and quality of the natural and built environment which is likely to be created by the development,

(c) the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used,

(d) the likely effect of the development on the character and amenity of the locality in question,

(e) the likely effect of the development on roads and other infrastructure, traffic and essential services,

- (i) the likely effect of the development on the reasonable enjoyment of neighbouring properties.*

Principle of development

This application proposes significant alterations to the existing dwelling including the raising and alteration of the roof and extension to the dwelling, introducing a new basement (garage) level and lower ground floor level to the north and east elevations. Extensions to the dwelling's east and south elevations with alterations to remove the mansard roof, adding a shallow pitched roof with surrounding parapet. The proposal includes the demolition of the existing outbuilding and replacement with a new single storey building to provide ancillary living accommodation for staff associated with the main dwelling.

Whilst the extensions and alterations to the main dwelling are substantial, the proposal would remain to be considered under Policy GP13 (Householder Development). Even were the proposals considered to comprise demolition and replacement of the dwelling (which they are not, the walls of the existing building being shown as retained on the proposed plans), the proposals would still fall to be considered under Policy GP13 and be subject to the same planning considerations. Taking into account the size and positioning on site of the gardener's cottage, together with the intended use, it is considered that that unit could be considered as an associated living unit, ancillary and incidental to the use of the main dwelling, under the same policy. The description of the development is therefore valid.

Policy GP13 provides support for such development, where there is no significant adverse impact on the amenities of adjoining properties; the design, scale, mass and form of development does not detract from the character of an open area; and there is no adverse effect on the special interest of a Conservation Area, Area of Biodiversity Importance, Protected Building or Protected Monument. These points will be addressed below.

Impact on the character of the Conservation Area

The application site lies within the St Peter Port Conservation Area, within the development which forms part of the Hillside Town and forms part of Les Val Des Terres Character Area, as described within the St Peter Port Conservation Area Appraisal (SPP CAA). Policies GP4 (Conservation Areas), GP8 (Design), GP9b) (Sustainable Development) and GP13 apply in relation to development within Conservation Areas, the statutory duties of the Law must be met, and the material considerations of the Law must be taken into account, as set out above.

The Hillside Town, as set out within the CAA, forms a backdrop to the harbour areas and is characterised by tiered development bookended by green areas of mature vegetation. The application site is located within the outer part of the uppermost tier of development in the Hillside Town, sitting at the transition between the more densely developed lower tiers and projecting into the landscaped upper tier in views

from the north (the outer Harbour, enclosing wall and the New Jetty), and appearing more within the green bookend in views from the north-east (Castle Cornet and the Castle Emplacement, and the adjacent section of pier). The site is not visible in views from La Vallette to the east, or from the Esplanades or shorter piers.

Within these long views, the mature vegetation and trees on the site contribute to the green bookend of the Hillside Town. The mansard roof of the existing building projects above the assorted development located lower on the hillside, whilst remaining below the crest of the ridge and the dominant building at Sainte Royale to the south. Whilst not comprising an intrusive feature in these views, the mass and form of the existing roof does stand out against the more traditional forms and scales of the buildings below, which tend to comprise domestic scale buildings with vertical proportions, high solid: void ratios and pitched roofs, and against the mature planting on and behind the site. Whilst more modern developments are visible in this context, such as that located just below and to the south-east of the site on George Road, the more horizontal emphasis and large extent of glazing at that development is not clearly read amongst the surrounding development and vegetation.

Views of the site are otherwise limited to the minor roads located to the west and east of the application site, including from a short section of Montville Drive to the west. In these views the high granite boundary walls and mature perimeter vegetation make a strong contribution to the character of the area, with views of the existing building itself limited to glimpses above or through the vegetation. Surrounding development is coarse grained and buildings tend to take advantage of the gradient to incorporate additional floors. Built form to the north is generally of traditional form and design, that to the east is a mix of traditional and more recent developments and that to the south and south-west of more modern construction. Modern materials have, on the whole, been incorporated sympathetically amid more traditional materials.

The application includes the demolition of the ancillary gardener's store. The existing gardener's store is visible from a short section of George Road, above the roadside wall. The design of the building and materials used have a slight negative impact on that particular part of the Conservation Area, however the screening provided by the roadside wall and adjacent vegetation prevents any impact within the wider area.

As the existing store building does not make a positive contribution to the character of the Conservation Area, Policy GP4 supports the demolition of the store building and partial demolition of the dwelling, provided the new development conserves and, where possible, enhances that character and all other relevant policies are met.

Extended/ altered dwelling

The extended and altered building, being approx. 18m wider at first floor level than the existing building with additional depth through the garage extension along with an additional 2m in height, represents a substantial increase in bulk which must be

carefully considered in the context of the Conservation Area, both in close proximity to the application site and in longer views.

The site can be seen in longer views of the Hillside Town, notably from Richmond Corner and on approach by sea. In both instances, it is the vegetation of the site – which forms part of the swathe of greenery that bookends the south part of Town – that is the prominent feature. The dark-coloured roof of the existing building blends in with the surroundings and the eye is drawn to the building uphill to the south of White Lodge. This is also the case in medium-range views, e.g. from the ferry terminal, Castle Cornet, Lower Vauvert/Allez Street and Burnt Lane.

Consequently, extension of the existing house that results in a building of appropriate scale, massing and position is likely to conserve the Hillside Town, provided sufficient planting is retained, and this can be secured by condition. Given the prominent location, proximity to protected features, and extent of ground works proposed it is however recommended that existing and proposed site levels are required by planning condition, to ensure that the building sits as indicated on the submitted plans and would not undermine site boundaries.

In distant views, the overriding characteristic proportions of the Hillside Town are vertical. Concern was raised regarding the originally submitted plans, and the horizontal emphasis of the extended building. The change in colour of the building from the existing red/brown roof which receded into the background to white painted render would increase the prominence of the building, making care over the vertical emphasis more important.

The revised plans have recessed the central part of the building behind the main front elevation under a small area of projecting roof. This is partly successful in altering the emphasis of the building, and also helps to break up the perceived bulk of the building.

As the height of the dwelling will not substantially exceed that of the existing, this would keep the visual impact of the extensions minimal in close and medium-range views. In longer views the increased scale of the building will not result in a significantly more visible building within the upper tier of development of the Hillside Town and does not obscure or result in the loss of established vegetation which contributes to the green bookend of the Town.

In light of the above, on balance, the proposal would meet the terms of Policies GP4, GP8, GP9b) and GP13.

Gardener's Cottage

The proposed gardener's cottage would be of slightly larger footprint and height than the existing store, but would remain at the same distance from the roadside boundary and take the same mono-pitch form. The originally proposed use of composite cladding would not assimilate well with surrounding building finishes, and

this has been revised to 'cedar or similar' cladding through the revised plans, a detail which can be controlled through planning condition. As a result, the impact on the character of the Conservation Area would be neutral, and this element of the proposal would accord with the relevant policies, statutory duties and material considerations.

Other alterations

The removal of trees and shrubs are limited under this proposal, to a single tree adjacent to the driveway and hedging adjacent to the Gardener's Cottage, with those on the perimeter of the site stated to be retained. Removal of those trees and shrubs would not however require planning permission and, in any event, are generally screened in longer views of the Hillside Town and would be of limited contribution to the character of the Conservation Area in short views. As above, a landscaping scheme would be required to ensure the ongoing contribution of greenery at the site to the wider character of the Conservation Area.

The proposals also include the removal of the piers to either side of the gateway into the site, the installation of a gate and the regrading/redesign of the driveway and parking area. The areas of hardstanding would not be prominent from outside the site and would not have any adverse impact on the character of the Conservation Area, subject to agreement of materials to be used. The gate piers appear to be later inserts, of differing stone to the remainder of the roadside wall, and their removal would not have an adverse impact on the character of the Conservation Area. The installation of a roadside gate, subject to a condition controlling the detailed design, would not have any adverse impacts.

Impact on the protected monument

As identified above, the wall running along the eastern boundary of the site is a protected monument.

In respect of Protected Monuments, Policies GP6 (Protected Monuments), GP8, GP9b) and GP13 would apply, the statutory duties of the Law must be met, and the material considerations of the Law must be taken into account, as set out above.

The protected wall runs up to the south side of the existing garden store. There would be no change in access to or enhancing appreciation of the monument but there would also be no adverse effect (physically or in terms of setting) on its special interest.

The proposal would therefore comply with the above cited policies and the duties of the Law in respect of protected monuments. As above, a condition requiring details of works to site levels and a section through this area should however be attached to any decision issued, to ensure any such works would not undermine or otherwise affect the protected wall.

Impact on the setting of nearby protected buildings

Hauteville De Haut (PB949 A407730000) and St Denis (PB948 A407720000) to the north of the application site are protected buildings, together with Pied des Vardes (PB950 A407760000) across the road to the north-west and Lower Bertozerie (PB952 A408630000) and 1 & 2 La Bertozerie (PB953 A408640000 & PB1601 A40864A000) across the road to the south-east.

In respect of protected buildings, Policies GP5 (Protected Buildings), GP8, GP9b) and GP13 apply, the statutory duties of the Law must be met, and the material considerations of the Law must be taken into account, as set out above.

The distance of the dwelling and associated extensions, and that of the gardener's cottage, from the nearby protected buildings, and the relationship to those buildings, would prevent any impact on the setting of those buildings.

The proposal would therefore comply with the above cited policies and the duties of the Law in respect of protected buildings.

Proposed Design

Policy GP8 sets out a number of criteria which development will be expected to address to ensure that a scheme achieves high standards of design which respect the character of the environment, in addition to the requirements addressed above.

As set out above, the revised design is considered, on balance, to adequately take into account the surrounding context and achieve an appropriate level of design which respects the character of the area. To ensure the retention of appropriate soft landscaping that contributes to the character of the Hillside Town, landscaping details will however be required.

Hard landscaping would not be prominent in public views or disproportionate to the site size and would have no adverse visual impacts, subject to details.

The submitted information sets out measures to enhance the accessibility of the extended dwelling, notwithstanding the topography of the site, including level access, provision of a lift and good circulation space internally. Whilst the gardener's cottage comprises single storey accommodation, it has stepped access approaches. It is however recognised, given the topography of the site, that level access may not be achievable to that unit, and, as the accommodation is to be ancillary to the main dwelling any occupants requiring accessible accommodation could be housed within that dwelling.

Amenity of the proposed accommodation

The proposed extended dwelling would substantially exceed the minimum internal space standards of the Guernsey Technical Standards, and would achieve excellent outlook and good levels of external amenity space.

As set out above, the gardener's cottage is considered as ancillary accommodation to the main dwelling, with the ability to share facilities associated with that dwelling. It would not therefore be expected that that accommodation meets all of the amenity standards. Notwithstanding this, and especially given the suggested relationship of the occupants with those of the main dwelling, the unit should achieve a good level of amenity. As proposed, the bedroom accommodation is only of sufficient size for single person occupation but would meet standards for such occupation. A small decked area is to be provided. The surrounding trees and vegetation would dominate the proposed building, and would be likely to limit daylight and sunlight to the internal accommodation. On balance however, taking into account the ancillary nature of the accommodation, any inadequacies would not be sufficient to form a reason for refusal.

Overall therefore the design has adequately considered the health and well-being of the occupiers of the development, in accordance with Policy GP8(d).

Impact on neighbour amenity

Extended dwelling

The extended building would remain set to the south of the site. The existing building footprint would be extended to the east and the roof structure removed to form a full first floor with parapet and shallow pitched roof across the existing footprint and eastern extension. The footprint would be further extended slightly to the south with a ground floor extension and to the north with a projecting two storey garage wing set at a lower level than the dwelling, incorporating a ground floor roof terrace.

Whilst the proposed extensions would significantly increase the floor space, bulk and massing of the existing building, the structure would remain set away from the site boundaries and, taking into account the relative levels and orientations, would not give rise to any significant overshadowing or overbearing of nearby property.

The distance to properties to the north-east and north-west would prevent any overlooking of those properties and upper level fenestration to the west is proposed to be high level, serving a bathroom and bedroom. To the east the distance to the boundary, changes in levels, existing boundary treatments and orientation of the buildings would prevent any overlooking of adjacent property.

The property to the south of the application site is at a higher level and is separated from the site by 2m high fencing and high conifer hedging. The dwelling on the adjacent property is set away from the boundary with the application site and any impacts on the dwelling itself, in terms of material planning considerations, are likely

to be limited. The amenity space associated with that property however extends to the shared boundary and is well landscaped, incorporating a substantial garden room towards the boundary. The existing dwelling at the application site includes 2no windows at first floor level facing towards the application site and photographs provided in representation demonstrate that these can be seen from the application site, through the existing hedging. The current application includes 3no windows at first floor level, at a similar distance from the boundary. Should the intervening conifer hedging fail it is considered that these windows would be intrusive to the adjacent property and would give rise to unreasonable levels of overlooking. Given that these windows serve a corridor, the obscure glazing of the windows would not have significant impacts on the internal amenity of the application dwelling, whilst protecting the amenity of the adjacent property. It is therefore recommended that the decision be conditioned to ensure the obscure glazing of these windows. As the proposed windows are top hung, opening of the windows would not cause significant impacts on privacy in this instance, and it is not considered necessary to limit the opening of the windows. Permanent boundary treatment would prevent overlooking from the ground floor fenestration.

Overall, as proposed under this application and subject to the conditions outlined above, the extended dwelling would not have any unacceptable impact on the amenity of adjacent property, in accordance with Policies GP8d) and GP9b).

Gardener's Cottage

The proposed gardener's cottage would be located adjacent to the east boundary of the site, on the opposite side of the road from and facing towards the flats on the east side of George Road. The cottage would be otherwise set away from other residential property, both on and adjacent to the site. The cottage would be built on a similar footprint and would take a similar form to the existing garden store and would not therefore result in additional impacts on the adjacent properties in terms of overbearing or overshadowing. In terms of overlooking, the proposal would result in the introduction of new habitable accommodation facing the adjacent properties, at a distance of 10m. Whilst this could result in a level of interface with the adjoining properties, the distance is comparable to other locations in the Town area where properties face each other across an intervening highway and any interface arising would not be sufficient to warrant refusal of the application.

Sustainable Development

The submitted information addresses constraints dictating building orientation and includes a brief statement confirming that the design, including drainage, water efficiency, materials, waste storage and the conservation of fuel and power, will meet the requirements of the Building Regulations. EV charging points will be provided for the main dwelling and solar panels are proposed to the south roof slope, details and installation of which can be controlled by planning condition.

It is not clear whether permeable paving is proposed for the hardsurfaced areas, however it is stated that surface water runoff will be managed through soakaways within the garden areas. Further details can be required by planning condition.

Provision of access and parking

The Parking Standards, including the provision of cycle storage, apply to new residential development and not to the extension of existing residential properties, and would not therefore be relevant in respect of this application. The proposed parking provision is reasonable in relation to the size of the dwelling and site and it is stated that cycles could be stored within the proposed garage. The proposals would therefore meet the requirements of Policies IP6 and IP7.

In terms of road safety, the application includes enhancements to the existing access and to the internal circulation and is considered acceptable in respect of Policy IP9 (Highway Safety, Accessibility and Capacity) and the material considerations in respect of roads.

Other matters

An additional window is shown on the ground floor south-west elevation, which does not appear on the ground floor plan. This matter is not of significance to the overall appearance of the dwelling, wider Conservation Area or amenity of neighbours and can therefore be clarified through planning condition. The drawings have otherwise been amended to address previous discrepancies.

This application is treated on its own merits and assessed under the policy framework relevant to the proposals put forward. The application is made for a single dwellinghouse, with ancillary living unit, and must be considered as such. Once constructed, the building can only be used for the approved purposes and any other or separate use would have to be subject of a separate application for planning permission. Approval of this application does not in any way infer any consent for any works proposed under separate pending application FULL/2025/0607, which will be assessed separately under the relevant policy framework for that application.

Conclusion

Overall, and subject to the conditions set out above, the revised scheme put forward under this application complies with the purposes of the Law, material considerations, statutory duties and relevant planning policies and approval is recommended.

Date: 25/08/2026

