

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: Erect dormer window to north (rear) elevation, erect 1.5 storey outbuilding, remove hedge and erect fence to west elevation, alter and widen vehicle access.

LOCATION: Mes Rosiers, Water Lanes, St. Peter Port.

APPLICANT: Mr A Green

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: 13/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch+: 242-3-301, 302, 303, 304 & 305.

Application Ref: FULL/2025/1932

Property Ref: A208790000

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 12/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the proposed garage/workshop/store to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

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/2025/1932
Property Ref: A208790000
Valid date: 10/12/2025
Location: Mes Rosiers Water Lanes St. Peter Port Guernsey GY1 2EG
Proposal: Erect dormer window to north (rear) elevation, erect 1.5 storey outbuilding, remove hedge and erect fence to west elevation, alter and widen vehicle access.

Applicant: Mr A Green

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.

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed garage/workshop/store to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

OFFICER'S REPORT

Site Description:

The property known as 'Mes Rosiers' is originally a mid-19th century property which has been extended over the years. The dwelling is only just set back from and faces south onto Water Lanes, the vehicular access is from the west end of the south boundary. There are residential dwellings in all directions. The property is located in the St Peter Port Main Centre Outer Area as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

The proposals of this application are to erect a rear facing dormer window to the north elevation. Erect a one and a half storey outbuilding to the west boundary of the rear garden, remove a hedge, erect a fence to the west and alter and widen the vehicular access.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

There has been one letter of representation received and the issues are:

'We write in connection to the above-mentioned planning application, in particular to the proposed dormer window. We live next door to Mes Rosiers and are overlooked by them to some extent.'

At the moment the window that is proposed to be changed is small, but it is planned to be changed to a much larger window with a second smaller window next to it, this would make us be overlooked much more. We don't object to it entirely but would be much happier if the glass in the en-suite window were to be privacy glass to reduce us being overlooked so much. We hope the new neighbours will take this into consideration and have privacy glass and not clear glass in their new windows.'

Consultations:

None.

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The dormer is larger than an exempt dormer, but it is housing three windows, one for the landing area and two for the bathroom. The dormer is located at the rear of the property and due to a combination of the distance to the neighbouring property, the angle of view and the layout of the neighbouring property, the degree of overlooking is not considered to have any significant detrimental impacts on neighbour amenity.

The outbuilding, although quite large, is considered to be ancillary and appropriate for the size of the plot and main dwelling. It is situated just under 1m away from the western boundary. At present there is a very high hedge (approx. 6.5m) growing along the western boundary. This hedge will be removed in order to locate the outbuilding, which has eaves of 2.5m and a ridge height of under 6m. The siting and scale of the outbuilding has the potential to cause some shading and to affect the outlook of neighbouring properties to the west. However, due to the orientation of the building, to the east of neighbouring properties, any shading will be limited to part of the day during the early morning and together with the set back of the building from the neighbouring boundary and the design of the outbuilding with the roof sloping away from neighbouring properties, on balance the proposal is unlikely to have a material adverse effect on the amenities of neighbouring residents.

The existing hardstanding will be slightly increased to meet the south gable of the garage, this will be achieved by removing an internal section of hedging and a section of the west boundary hedge will also be removed and replaced with a 1.8m high timber fence.

The last proposal is to alter the front boundary wall and fence, the wall at present is parallel with the road with a right angle and returning back to the dwelling at the entrance. The proposal is to remove the right angle and create a curved wall at the entrance, to ease the access to and from the site.

All in all the proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The outbuilding will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The scale and massing of all the proposals are not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have any impact on either of the immediate neighbours.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

3 - General material considerations set out in the General Provisions Ordinance.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 12/01/2026