

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 1.5 storey extension to north (rear) elevation, enlarge and alter dormer window to west (side) elevation. Remove hedge to create temporary access to property and erect fence to north boundary.

LOCATION: Dessiou, Rouge Rue, St. Peter Port.

APPLICANT: Mrs J Bell

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: 23/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PlanB 250403-01-B, 04-A, 05-A & Drawing of Proposed Fence

Application Ref: FULL/2025/1949

Property Ref: A103440000

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 the first use of the dormer window extension hereby approved, the window in the west facing elevation serving the bathroom shall be permanently glazed with obscure glass of a minimum industry standard privacy level 3. The window shall be retained as such in perpetuity.

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

5.(a) Prior to the completion or first occupation (whichever is the sooner) of the 1.5 storey extension hereby approved full details of a replacement hedge (to include species, size and density of plants at the time of planting), to be planted on the outside elevation (field side elevation) of the timber fence hereby approved shall have been submitted to and approved in writing by the Authority.

(b) The timber fence shall have been erected in the position shown on the approved drawing prior to the completion or first occupation (whichever is the sooner) of the 1.5 storey extension hereby approved and the hedge shall have been planted in accordance with the details pursuant to part (a) of this condition in the first planting season following first occupation or completion of the development (whichever is the sooner).

Reason - To ensure that an appropriate boundary is reinstated in the interest of visual amenity.

Expiry Date: This permission will cease to have effect on 22/02/2029 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/2025/1949
Property Ref: A103440000
Valid date: 06/01/2026
Location: Dessiou Rouge Rue St. Peter Port Guernsey GY1 1ZE
Proposal: Erect 1.5 storey extension to north (rear) elevation, enlarge and alter dormer window to west (side) elevation. Remove hedge to create temporary access to property and erect fence to north boundary.

Applicant: Mrs J Bell

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 the first use of the dormer window extension hereby approved, the window in the west facing elevation serving the bathroom shall be permanently glazed with obscure glass of a minimum industry standard privacy level 3. The window shall be retained as such in perpetuity.

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

5. (a) Prior to the completion or first occupation (whichever is the sooner) of the 1.5 storey extension hereby approved full details of a replacement hedge (to include species, size and density of plants at the time of planting), to be planted on the outside elevation (field side elevation) of the timber fence hereby approved shall have been submitted to and approved in writing by the Authority.

(b) The timber fence shall have been erected in the position shown on the approved drawing prior to the completion or first occupation (whichever is the sooner) of the 1.5 storey extension hereby approved and the hedge shall have been planted in accordance with the details pursuant to part (a) of this condition in the first planting season following first occupation or completion of the development (whichever is the sooner).

Reason - To ensure that an appropriate boundary is reinstated in the interest of visual amenity.

OFFICER'S REPORT

Site Description:

The property known as 'Dessiou' is an early 20th century semi-detached dwelling which is set back from and faces south onto Rouge Rue. The properties are set at a higher level than the road and there are steps leading up to the properties. The other semi is attached to the east and there are other neighbours to the west and across the road to the south. To the north beyond the garden is an open piece of land. The property is located in the St Peter Port Main Centre Outer Area and within the town Conservation 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:

This application is to erect a one and a half storey extension to the north rear elevation, then enlarge the side dormer window to include a first floor bathroom. Remove hedge along the north boundary to create a temporary access to the property and then replace with fence panels.

There were concerns about the whole of the mature north boundary hedge being removed. The applicants have since stated that they will only take out as much of the hedge as necessary and that they would re-plant the section removed as soon as they have finished the extension.

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

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

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

"1. The plans as drawn do not identify the facing windows and roof lights to principle living rooms, kitchen and bedroom of La Girouette. These might be shaded or subject to visual intrusion depending on roofline position and eventual position and style of the new first floor window. Additionally, a multi-fuel stove chimney, located just a few feet east of the

proposed first-floor extension is not shown; this potentially aligns with the proposed east-facing Velux type window, which may present air quality and/or safety concerns for the neighbour if there are any windows or vents on the east side (line of junction) of the proposed extended roof space/the new first floor bedroom.

2. Privacy and Overlooking: The rear of La Girouette contains a large principle bedroom suite near the northern boundary. It may be possible that simple forward movement of the existing north-facing window might inadvertently result in the mutually undesirable direct overlooking of each other between this new first floor bedroom window and our only south facing bedroom window. It could also result in intrusive views on to our adjoining private outdoor shower area, which is used daily (east of the narrowest part of La Girouette) and the only current working shower in La Girouette at this time. As our bedroom profile and its south and west-facing windows and corridor/vestibule to bathroom and outdoor shower (and the various roof lights) are missing from the plan and the background (end of garden) of the South plan presented (above text saying 'dashed line denotes fence in foreground') it is difficult to tell how we might find ourselves inadvertently encroaching on each other's privacy based on the current proposal and shading and loss of light may be avoidable given design/position consideration.

3. Materiality and Noise: The proposed corrugated metal roof area is located very close to both properties bedrooms. We suggest that a metal finish may cause significant noise disturbance during rain or wind, potentially impacting the sleep quality for both the neighbour and ourselves. Currently that area of roof is some kind of corrugated cement board which reduces noise pollution when raining.

4. Hedge Removal and Site Access: The very large well established field hedgerow proposed for removal is a significant natural feature deeply and physically / substantially rooted in both the domestic curtilage of Dessiou and the neighbouring agricultural land, "Les Arculons." Root and branch of this hedgerow spans both curtilages and serves as a vital habitat for hundreds/thousands of nesting and annually returning migratory birds. Also the very active hedgehog population, field mice, insects, and protected Dormouse. The hedge is taller than La Girouette and Dessiou outbuildings. It extends lush and deeply into the field and garden providing an essential tight windbreak, more than a metre deep, against northern and eastern winds to multiple gardens, and offers essential noise insulation from traffic going up Mont Arrive and also night time recycling collections. It was loved admired and well maintained for all of our time at La Girouette by Richard Le Bargy and is still well maintained and healthy throughout - including where rooted and growing in the field itself. It is likely almost as old as the houses (100 years).

- We believe the total loss of this historic bio-diverse hedge rooted in both field and garden would be acutely detrimental to the rural aspect and biodiversity of the field itself and the surrounding area - from many angles including the views of the field from the edge of the field itself, views from the sea and as one travels along Mont Arrive and also out of our north and west facing windows.

- Regarding the proposed rear access through the field, we believe, with respect, the current thoughts of the planning advisory firm may be unfeasible and hence loss of the environmental benefits of the hedge in the field as well as the garden are totally avoidable and would be futile in reality vs the aerial assessment that the proposal is possibly based upon.

A major part of the hedge would need to be removed from the agricultural field area itself, as well as the garden area in the proposal.

The sharp immediate 90-degree turn and very steep grassy incline from a very narrow part of Mont Arrive in to the field are unsuitable for any standard car or contractor type vehicles - specifically vans or any skip lorries or waste trucks operating on the island as implied. A new wider field entrance and track with some drainage and significant amounts of aggregate for the area of incline alone at the gate would likely be required to enable anything less than a tractor or dedicated 4x4 to ascend in to the field. The steep incline and sharp turn precludes any vans or trailers.

- We suggest a temporary, smaller (pallet width) opening in the hedge for specialized 4x4 machinery (Manitou type) to pass/tele-handle key materials through

to the garden instead of total hedge removal (as implied and intended for vans, trucks, skip lorry access). To mitigate local congestion and prevent damage to the field hedgerow habitat, I am open to discussing the use of my ground-level garage for materials loading and storage with a partial period of part road and pavement closure (one way traffic for example) by prior agreement that should not be opposed by highways dept. Tonne bags can then periodically be lifted from the front garden as previously undertaken to remove waste with or without a standing skip on the road and/or use of a connecting rubbish and rubble chute given the logical support of highways.

5. Main Roofing: We strongly support and respect the use of original distinctive period French diamond pattern terracotta roof tiles, as these are a defining characteristic shared by both properties and other nearby period buildings. These should be used if the first floor is extended.

6. Gable Finish: The plans do not indicate the current finish of the north-facing gable end which is common to both the attached buildings. Retention of the red sand pebble dash is attractive and in keeping with the existing aesthetic of both these attached period properties where this style is typical of the construction date."

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.

Policy GP8 requires *inter alia* that proposals for new development will be expected to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space.

The comments from the representation received have been noted. With regard to overlooking although there is potential for the proposal to look towards the garden areas of the neighbouring properties to the east and west given the central location of the proposed first floor window in the north elevation, by virtue of a combination

of the angle of view, and the distance to the neighbouring properties, the degree of harm caused is unlikely to be so significant as to have a material adverse effect on the amenities of the neighbouring residents. Furthermore, with regards to views to the east, this will be over the roof of existing extensions which will further limit any harm. On balance therefore the one and a half storey extension is considered to be appropriate and acceptable.

The proposal includes an extension to the dormer windows at first floor in the west facing elevation which includes an additional window. Within this elevation a window exists at first floor which is larger than that proposed. The proposed window will also serve a bathroom, and the drawings show this to be obscure glazed which will prevent overlooking. A velux window is proposed in this elevation however this is high level and views preventing harm to the amenities of neighbouring properties. It is considered therefore that any harm to the amenities of nearby residential properties resulting from the proposal would not be so substantial to warrant the refusal of planning permission in this instance.

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

The scale and massing of the new extension is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it 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: 16/02/2026

