

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Raise, extend and alter roof ridge height at 1st floor level, erect single storey extension to rear elevation.

LOCATION: Ensemble-Nous, Rue Des Pointes, St. Andrew.

APPLICANT: Mr & Mrs M Gallienne

I refer to the application referred to below received as valid on 09/01/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 13/02/2026

Drawing Nos: 001 P/01, 02, 03

Application Ref: FULL/2026/0053

Property Ref: K002440000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. The composition of the proposed first floor extension, comprising a mix of pitched and flat roofs, would not be well designed or in sympathy with its setting; it would be incongruous, architecturally unrelated to and out of keeping with the character of development in the locality contrary to Policy GP8 a) and c) of the Island Development Plan.

Whilst there is scope to make more efficient and effective use of the site/building (whether adopting a traditional or contemporary design approach) through the provision of first floor accommodation the scheme submitted does not represent a good standard of design that would respect the local built environment. The scheme fails to comply with Policy GP8 of the Island Development Plan.

OTHER REMARKS:-**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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2026/0053
Property Ref: K002440000
Valid date: 09/01/2026
Location: Ensemble-Nous Rue Des Pointes St. Andrew Guernsey GY6 8UH
Proposal: Raise, extend and alter roof ridge height at 1st floor level, erect single storey extension to rear elevation.
Applicant: Mr & Mrs M Gallienne

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The composition of the proposed first floor extension, comprising a mix of pitched and flat roofs, would not be well designed or in sympathy with its setting; it would be incongruous, architecturally unrelated to and out of keeping with the character of development in the locality contrary to Policy GP8 a) and c) of the Island Development Plan.

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OFFICER'S REPORT

Site Description:

Ensemble-Nous, Rue Des Pointes is a detached hipped roof bungalow with flat roof dormer with full height glazing to the rear and single-storey flat roof extensions to either side. Two modern outbuildings are situated to the rear of the property along with two additional, smaller sheds. The access driveway is situated adjacent to the north site boundary.

The dwelling to the north is two-storeys in height with a pitched roof and render exterior and it is situated adjacent to the common boundary with the application site. The property to the south is a pitched roof bungalow. There are a mix of single-storey, one and a half-storey and two-storey properties in the vicinity.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2017/0907 - Extend domestic curtilage and erect replacement shed – granted

FULL/2012/0675 - Demolish existing conservatory at side (south elevation) and erect replacement single storey extension with roof lantern. Demolish existing porch, replace existing window at rear with doors and replace existing windows – granted

FULL/2021/1818 – Erect flat roof extensions to west (rear) elevation and remove lantern to south (side) existing flat roof - granted

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application relates to the erection of a single-storey flat roof extension to the rear and the removal of the hipped roof and erection of a first-floor extension comprising a central pitched roof with flat roof elements to either side.

For the purposes of advertising the application this was described as raise, extend and alter roof ridge height at first floor level and the erection of a single-storey extension to rear.

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

GP8: Design

GP9: Sustainable development

GP13: Householder development

Representations:

None.

Consultations:

None.

Summary of Issues:

The key issue in this case relates to the design and appearance of the proposed extension and its impact on the character and appearance of the street scene and locality.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

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

Policy GP8: Design seeks to ensure that development respects the quality of the physical environment, recognising that good design can contribute to the creation of a cohesive built environment that enhances the experience of the Island whether that is for living, working or visiting. Policy GP13 seeks to address matters relating to the design, scale and mass and impacts on open character.

Design

To increase the height, scale and mass of the central part of the building is considered acceptable in principle in this case given the retention of single-storey elements to the north and south and the relationship of Ensemble-Nous to surrounding residential neighbours.

The character of the locality comprises a variety of properties which are different in terms of their age, height and style. For example, the dwelling to the immediate north is a 1970s pitched roof dwelling and beyond that is an attractive pre-1900s villa. Other properties in Rue Des Pointes include bungalows or one and a half-storey dwellings with dormers to the front/rear and in some cases with subservient extensions erected to the side which reflect the design and appearance of the host dwelling.

The introduction of two, two-storey flat roof 'wings' either side of the central pitched roof extension (host dwelling) is not reflective of the character of development in the locality. Furthermore, the composition of the different elements of the extensions (central pitched roof and two flat roof 'wings') do not sit well collectively.

The erection of the first floor extensions as proposed would not represent a good standard of architectural design that respects the character of the local built environment. Overall the design approach adopted, with significant areas of flat roof juxtaposed with a two-storey central element to provide full first floor accommodation (not contained within the roofspace) fails to comply with the aims and requirements of Policy GP8 (a) and (c).

Other matters

To erect a first-floor extension to the building offering full first floor accommodation, represents efficient and effective use of land and the scheme considers the health and well-being of occupiers in terms of sunlight/daylight and access to open space in accordance with Policy GP8.

The position of the building in its plot, north of a bungalow and set away from the north site boundary is such that the development will not result in overshadowing of adjoining properties and gardens.

With regard to the single-storey extension to the rear of the property this represents a standard of design that reflects the other single-storey extensions at the property and respects the local built environment. The extension will not result in overshadowing of adjoining properties/gardens.

Ground floor fenestration will be screened by existing/exempt boundary treatments and first floor fenestration to the north and south has been limited due to the internal layout in order to manage the potential for overlooking and loss of privacy. The rear facing windows closest to the adjoining properties also serve ensuite bathrooms and can reasonably be required to be obscure glazed to direct views west across the application site garden thereby preserving the privacy of the occupiers of adjoining properties particularly having regard to the existence of the first floor dormer at the site and that some oblique views of adjoining gardens may already be possible.

In relation to these matters the scheme complies with Policies GP8 and GP13 of the IDP.

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

Conclusions

Whilst there is scope to make more efficient and effective use of the site/building (whether adopting a traditional or contemporary design approach) through the provision of first floor accommodation the scheme submitted does not represent a good standard of design that would respect the local built environment. The scheme fails to comply with Policy GP8 of the Island Development Plan.

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

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 13/02/2026

