

**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 single storey extension at 1st floor level to south (side) elevation, create roof terrace at 1st floor level to east (front) elevation, alterations to ground levels to extend patio area to west (rear) elevation.

**LOCATION:** 4 Arculon Lane Cottages, Mont Arrive, St. Peter Port.

**APPLICANT:** Mr & Mrs L Spencer

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:** 25/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** ArcTECH Freelance Architecture - DS-24-1187-02A

**Application Ref:** FULL/2026/0125

**Property Ref:** A103490004

**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 24/02/2029 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

**Effect of planning permission:**

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

#### **Right of appeal against planning decisions:**

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at [www.gov.gg/planningpanel](http://www.gov.gg/planningpanel) and must be completed with all enclosures in multiples as requested and received within the six months deadline.

#### **Copy of representations made:**

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

#### **Other Remarks:**

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services ([highways@gov.gg](mailto:highways@gov.gg)) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

**This document is not a Building Licence and confers no approval under the Building Regulations.**

**A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.**

**A J ROWLES**

Director of Planning  
Planning Service



**PLANNING APPLICATION REPORT**

**Application No:** FULL/2026/0125  
**Property Ref:** A103490004  
**Valid date:** 28/01/2026  
**Location:** 4 Arculon Lane Cottages Mont Arrive St. Peter Port Guernsey GY1 2AD  
**Proposal:** Erect single storey extension at 1st floor level to south (side) elevation, create roof terrace at 1st floor level to east (front) elevation, alterations to ground levels to extend patio area to west (rear) elevation.  
**Applicant:** Mr & Mrs L Spencer

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

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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.

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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

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

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## OFFICER'S REPORT

### Brief Description of the site:

The property known as '4 Arculon Lane' is an end of terrace two storey dwelling, there have been properties here since at least the early 18<sup>th</sup> century. The property faces east, the attached neighbour is to the north and there are another two properties to the east which face north onto the shared car parking area (there are a total of six properties around the parking area). To the south and west is important open land. The property is located in the St Peter Port Main Centre Outer Area and 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.

### Assessment: *(Tick as appropriate)*

no representation

☒

accords with policy

☒

within curtilage

☒

design acceptable

☒

visual amenity acceptable

☒

no material neighbour impact

☒

traffic not affected

☒

### Policies considered most relevant:

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

**Consultations:**

Guernsey Museums and Galleries: States Archaeologist.

*"I would like to make a brief observation on this application.*

*The development appears to require the removal of substantial quantities of ground adjacent to the sixteenth century house. I would therefore be grateful if you could include a condition that an archaeological watching brief is provided during the removal of this ground."*

**Conclusion/Brief comment:**

This application is to erect a single storey extension at first floor to the south side elevation, create a roof terrace at first floor above the existing kitchen, some alterations to the ground levels around the first floor aspect of the property and extend the existing patio.

In this area the land falls away from high in the west to low in the east, which is why the ground floor opens onto the ground level with the parking area and there are steps (south of the property) which rise to the first floor ground level at the rear of the property.

The proposal is to extend the first floor by extending south with a single storey pitched roof additional bedroom and bathroom. The extension will be subservient to the main dwelling and give the occupiers more flexible and adaptable accommodation.

The existing kitchen has a flat roof and it has already been sealed to walk on, but the surrounding upstand is not high enough in today's standards for it to be a terrace, the proposal is to add a glass balustrade to the upstand to increase the height to 1.1m, which is the correct standard height for a terrace balustrade, and to pave it properly.

Use of the area as a terrace is not considered to cause any significant concerns. The main views are over the public facing area of the site, to the north and northeast. There are a few glimpses of the rear of the easterly neighbours amenity space, but this area is largely screened by an existing boundary hedge and the loss of privacy is not enough to warrant a refusal.

The rest of the proposals are considered to achieve a good standard of design, using materials which complement the existing materials. 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 any 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.

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

**Recommendation:**

Grant with Conditions



**Date:** 23/02/2026