

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 to south elevation, install roof light/lantern and install window to east (side) elevation, (retrospective).

LOCATION: Wagamama, 1 L'Abri Clos, Le Platon, Little St John Street, St. Peter Port.

APPLICANT: Mr J Heaume

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: 12/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne: AA90-10700/S1-01 Rev E, /S1-03 Rev E, /S1-04 Rev D, /S1-05 Rev D.

Application Ref: FULL/2026/0129

Property Ref: A301990001

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 11/03/2029 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/2026/0129
Property Ref: A301990001
Valid date: 22/01/2026
Location: Wagamama 1 L'Abri Clos Le Platon Little St John Street Little St John Street St. Peter Port Guernsey GY1 2PW
Proposal: Erect single storey extension to south elevation, install roof light/lantern and install window to east (side) elevation, (retrospective).
Applicant: Mr J Heaume

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.

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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.

OFFICER'S REPORT

Site Description:

The application site comprises a detached bungalow located to the north of Port Vase and is located west of Le Platon.

The site was previously accessed to the north via a pathway which served a number of residential properties to the east, and a gate to the south of the site.

A separate, retrospective application is currently pending which seeks to demolish and rebuild the southern boundary wall (ref: FULL/2025/1361).

The property is located in a Conservation Area and a Main Centre Inner Area as designated in the Island Development Plan.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/1361	Demolish and rebuild boundary wall, relocate gated pedestrian access to south boundary (Retrospective).	Pending	Ongoing
FULL/2025/1581	Variation to previously approved plans to Demolish extension, erect single storey extension to south and north elevations, infill existing and create relocated gated pedestrian access to south boundary, erect shed (revised scheme) - alteration to position of extension to north elevation, install roof lanterns, alterations to fenestration, erect porch, covered store area and shed (retrospective).	Withdrawn	2025
FULL/2025/0966	Demolish wall, erect replacement boundary wall and create pedestrian access to north boundary.	Granted	2025
FULL/2024/0219	Demolish extension, erect single storey extension to south and north elevations, infill existing and create relocated gated pedestrian access to south boundary, erect shed (revised scheme).	Granted	2024

FULL/2023/2443	Demolition of extension to south elevation, erect single storey extension to east, west and south elevations, alteration to fenestration and re-location of external staircase.	Withdrawn	2024
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Existing Use(s):

Residential

Brief Description of Development:

Retrospective permission is sought to erect single storey extension to the south elevation. It will serve as a passageway connecting the approved pedestrian access point onto Port Vase (FULL/2024/0219), and the main outdoor amenity space to the west of the dwelling. The extension is under construction.

It is also proposed to retrospectively install a roof light over the summer room, and a window serving the dressing room (facing east), to the rear of the property and to increase the height of part of the west boundary wall by approximately 500mm, totalling to 1m high from the applicant's side as shown on the drawings submitted. The wall has been constructed and rendered.

A number of alterations were agreed as a minor amendment to the approved scheme FULL/2024/0219, including the installation of a smaller roof light serving the kitchen, and a flat roof extension serving as a store/laundry and WC, adjacent to the east of the dwelling, amongst other works.

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

GP4	Conservation Areas
GP5	Protected Building
GP8	Design
GP9	Sustainable Development
GP13	Householder Development

Representations:

The Authority has received letters of representation from two parties objecting to the proposal. Grounds for objection principally relate to the following issues:-

- Encroachment onto pedestrian lane (public realm harm).
- Material departure from approved plans.
- Overdevelopment and intensification of built form.
- Cumulative impact and incremental development.
- Retrospective development and planning integrity.
- Precedent and planning harm.

- 5 applications submitted since 2023.
- House becoming larger with the design less cohesive from the original character of the surrounding buildings and the original plans.
- Inappropriateness of the development in relation to other properties which form part of the clos.
- The proposal is substantially out of character in terms of its design, scale and layout when compared to the original building.
- The applicant has extended and altered the property retrospectively that were originally withdrawn on the initial 2023 application.
- Various elements have been agreed as a minor amendment.
- Request that the application be withdrawn and re-advertised in order to cover both entrances as the site notice was only displayed on the back entrance of the property and not on the primary entrances on the clos.

Consultations:

None.

Summary of Issues:

- Whether the design, scale, mass, siting, form and materials of the proposed development is acceptable.
- The impact of the development on the character and appearance of the Conservation Area.
- Whether the proposed development would affect the setting of a protected building.
- The impact of the development on neighbour amenity.

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 and policy context:

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.

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay “special attention to the desirability of preserving and enhancing the character and appearance” of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that “proposals for

development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.”

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

Design, impact of the development on the character and appearance of the Conservation Area:

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

Whilst it is regrettable that the proposal seeks retrospective permission, the extension constructed to the front (south) of the site, represents a modest sized addition to the overall size of the property, is subservient and proportionate in terms of its scale and mass, and adopts a good standard of design by virtue of its scale, form, massing and materials.

Although some concerns are raised over the siting of the extension which intersects with, and has altered a traditional boundary wall, i.e. the northern side of Port Vase, these concerns would not be so substantial to justify refusal, provided that the replacement boundary wall is acceptable, which will be assessed on its own merits under application ref: FULL/2025/1361.

Despite the increased footprint of the property, a reasonable level of outdoor amenity space remains in the context of this urban environment and having regard to the flexibility offered by GP13 for householders to make changes to their homes.

While it is recognised that the design, footprint and size of the property is different to that of other properties located to the east of the application site, which forms part of small clos (L'Abri Clos); the property is physically detached from the neighbouring properties. It is also separated by a high granite wall along the east boundary of the application site which in turn provides a degree of separation, individuality and distinctiveness from the remaining properties on the clos. Furthermore, Policy GP13 enables a significant degree of flexibility with regard to householder development to enable homeowners to exert personal choice when it comes to design matters where this does not undermine material considerations or other IDP policies. In this case, the retrospective proposal forming part of this

application would not cause unacceptable harm to the character or appearance of the Conservation Area to justify refusal despite some concerns being raised over the siting of the extension which has altered the form and profile of the boundary wall (which is not the subject of this application and is to be assessed under application ref: FULL/2025/1361).

Overall, the proposal achieves an acceptable standard of design and is not considered to have a significant detrimental effect on the character or appearance of the Conservation Area (Policy GP4).

Whether the proposed development would affect the setting of a protected building:

The neighbouring property located to the north of the site, comprises a protected building known as Austrel House. The neighbouring land parcel adjoins onto the application site and therefore development has the potential to affect the setting of a protected building. In this case, when taking into account the nature of the development together with its distance and relationship to the protected building, the proposal will not affect the setting of the nearby protected building for the purposes of Policy GP5.

The impact of the development on neighbour amenity:

The extension, roof lantern and window serving the dressing room will not adversely affect the amenities of neighbouring residents when taking into account the nature of the development and the relationship to neighbouring properties, particularly when taking into account the change in ground levels and the existing boundary treatments.

The increase of the western boundary wall by 500mm, is not considered to have a material adverse effect on the amenities of the neighbouring residents to the west which regard to being overbearing or causing overshadowing.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Other points have been raised in the letters of representation. Firstly, a number of aspects of the development have been agreed through the Minor Amendment procedure following the determination of application ref: FULL/2024/0219 given that they changes were not considered to substantially deviate from the approved scheme nor did they result in conflict with any IDP policies. Secondly, regarding the display of site notice which has been displayed in a manner that it is visible and legible from which the public have access to and therefore accords with The Land Planning and Development (General Provisions) Ordinance, 2007 so a second notice could not be required to be displayed in this case.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the

Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 10/03/26