

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 to create first floor level and alterations to fenestration to outbuilding to create ancillary accommodation (site of Protected Building).

LOCATION: Orena Cottage, Les Tracheries Road, St. Sampson.

APPLICANT: Ms A Wilkes-Green

I refer to the application referred to below received as valid on 26/01/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 09/03/2026

Drawing Nos: A7 Architecture: 25-1655 PD/01 PD/02

Application Ref: FULL/2026/0147

Property Ref: B018330000

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 development does not represent a good standard of design as the roof extension proposed would, by virtue of its proximity to and relationship with the adjoining property, Silver Sands, result in an unacceptable degree of overshadowing and loss of sunlight to the primary private amenity space associated with that property. This would be significantly detrimental to the amenities, health and well-being of the occupiers of that dwelling. The scheme is therefore contrary to Policies GP8 a. and d., GP9 b. and GP13 a. 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/2026/0147
Property Ref: B018330000
Valid date: 26/01/2026
Location: Orena Cottage Les Tracheries Road St. Sampson Guernsey GY2 4SP
Proposal: Raise, extend and alter roof ridge height to create first floor level and alterations to fenestration to outbuilding to create ancillary accommodation (site of Protected Building).
Applicant: Ms A Wilkes-Green

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The development does not represent a good standard of design as the roof extension proposed would, by virtue of its proximity to and relationship with the adjoining property, Silver Sands, result in an unacceptable degree of overshadowing and loss of sunlight to the primary private amenity space associated with that property. This would be significantly detrimental to the amenities, health and well-being of the occupiers of that dwelling. The scheme is therefore contrary to Policies GP8 a. and d., GP9 b. and GP13 a. of the Island Development Plan.

OFFICER'S REPORT

Site Description:

Orena Cottage is situated to the north of Les Tracheries Road. The south site boundary is marked by a roadside wall and access driveway is situated to the east boundary. An accessway to a number of other properties is situated to the west of the site with a protected building to the west, also situated on Les Tracheries. The property is detached with an asymmetrical slate roof and multi-pane sash windows to the front. A detached mono-pitched outbuilding is situated to the rear of the house and adjacent to the boundary with Isabelle Vets to the east. The property benefits from a garden to the side (west) and rear of the property along with off-road parking to the front and side (east).

The site is located in a Local Centre as designated in the Island Development Plan. The property is a protected building as is the neighbouring property to the west.

Relevant History:

Pre-application advice was sought in this case.

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The proposal relates to the removal of the existing lean-to roof serving the detached garage/outbuilding at Orena and its replacement with a pitched roof, increasing the building height from c. 3.8m to 5.6m high and with gable end walls facing northwest and southeast. The building is tight to the north and east boundaries.

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

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Representations:

One letter of representation has been submitted objecting to the application on the basis that it would seriously affect light to the property directly behind the application site.

Consultations:

None.

Summary of Issues:

The key issues in this case relates to the effect of the proposed works on the amenities of the neighbouring occupiers to the north, the character and appearance of the locality and the setting of the protected building.

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.

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. The development is not anticipated to have a

significant impact on the special interest of the protected building, and so accords with Policy GP5.

The concerns raised regarding the impact of the development on the amenities of adjoining occupiers are noted. To the east is the L'Islet branch of Isabelle Vets and the building is set away from residential properties to the west. The property to the north is a semi-detached cottage with external amenity space to its east, immediately adjacent to the north elevation of this outbuilding. The change to the height and roof form of the outbuilding will increase the scale and bulk of the structure in close proximity to the neighbouring property and amenity space which was constructed sometime between 2006 and 2009 and converted to a dwelling in/shortly after 2010.

It is evident that the existing structure generates an element of overshadowing to the patio garden area of the property to the north, currently known as Silver Sands. To alter and extend the outbuilding as indicated would result in both an increase in scale and bulk when viewed from this near neighbouring property and their associated amenity space. Furthermore, the increase in height as proposed would unacceptably increase the level of overshadowing of this adjoining garden space and be harmful to the amenities that can reasonably be expected by the occupiers of this adjoining dwelling. As a result therefore the scheme fails to comply with Policies GP8 and GP13 of the Island Development Plan.

The design and appearance of the proposed works represent a good standard of design that respects the local built environment and the setting of the protected building on the site. To provide first floor accommodation in the roofspace would also represent more efficient and effective use of land by offering multi-storey development and will offer more flexible accommodation that can respond to the changing needs of occupiers of the main house. The building is well related to the main house when considering the purpose of the building to provide ancillary accommodation, incidental to the enjoyment of the main dwelling. The development will also not result in unacceptable overlooking and loss of privacy to surrounding occupiers.

In view of the effect on the amenities of the adjoining occupiers however, it is recommended permission is refused.

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 or sites.

Date: 09/03/2026

