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: Variation to plans previously approved for Change of Use from House of Multiple Occupancy (Use Class 6) to 3 Residential Dwellings (Use Class 1) including extension (south-east (rear) elevation) and 1.5 storey extension (southeast elevation), rebuild dormers (south-east (rear) elevation), raise extension ridge height (north-west (front) elevation) and internal works (Protected Building) - Alterations to fenestration to south-east and south west elevations and increase height of eaves by 500mm to Unit 3 (retrospective).

LOCATION: Chateau De La Montagne, La Charroterie, St. Peter Port.

APPLICANT: Mr C Gilliland

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: 15/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture - 3126 WD-01 H, 02 C

Application Ref: FULL/2026/0296

Property Ref: A405890000

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 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.

3.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 04/10/2022, issued under planning application reference FULL/2022/0946, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 14/04/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0296
Property Ref:	A405890000
Valid date:	18/03/2026
Location:	Chateau De La Montagne La Charroterie St. Peter Port Guernsey GY1 1EJ
Proposal:	Variation to plans previously approved for Change of Use from House of Multiple Occupancy (Use Class 6) to 3 Residential Dwellings (Use Class 1) including extension (south-east (rear) elevation) and 1.5 storey extension (southeast elevation), rebuild dormers (south-east (rear) elevation), raise extension ridge height (north-west (front) elevation) and internal works (Protected Building) - Alterations to fenestration to south-east and south west elevations and increase height of eaves by 500mm to Unit 3 (retrospective).
Applicant:	Mr C Gilliland

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 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.

3. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 04/10/2022, issued under planning application reference

FULL/2022/0946, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

OFFICER'S REPORT

Brief Description of the site:

The site comprises of a double width 3 storey building with a two-storey extension to the southwest. The rear of the site faces onto the cliff face. The property was granted permission in 2022 for the change of use to 3 residential dwellings including the introduction of dormers and extensions to the rear and this development has been implemented. Permission was also granted under FULL/2023/1341 to demolish and rebuild Unit 3.

The application site is within the Main Centre and within a Conservation Area. The building is also Protected. There is an area Tree Protection Order to the rear of the site which covers the area of raised land to the south of the dwelling. This area immediately to the rear of the site is also designated as Important Open Land and Area of Biodiversity Importance, as designated in the Island Development Plan.

Relevant History:

FULL/2022/0946- Change of use from House of Multiple Occupancy (Use Class 6) to 3 Residential Dwellings (Use Class 1), erect extension to south-east (rear) elevation, rebuild dormer windows to south-east (rear) elevation, raise ridge height of extension to north-west (front) elevation, extend to south-east elevation (1.5 storey) and internal works (Protected Building). Approved 04/10/2022

FULL/2022/1769- Variation to previously approved plans for Change of Use from House of Multiple Occupancy (Use Class 6) to 3 residential dwellings (use class 1) - Erect single storey extension to rear of Unit 2. Approved 1/10/2022

FULL/2023/0699- Variation to previously approved plans for Change of Use from House of Multiple Occupancy to 3 residential dwellings (Protected Building) - extend at first and second floor levels to rear of unit 1. Refused 05/07/2023

FULL/2023/1341- Variation to previously approved plans for Change of Use from House of Multiple Occupancy to 3 residential dwellings (Protected Building) - demolish and rebuild and alter Unit 3. Approved 21/11/2023

FULL/2023/1414- Variation to previously approved plans for Change of Use from House of Multiple Occupancy to 3 residential (Protected Building)- extend at first and second floor levels to rear of unit 1 (revised scheme). Approved 17/11/2023

FULL/2023/0704- Variation to previously approved plans for Change of Use from House of Multiple Occupancy to 3 residential dwellings (Protected Building) - Excavate, create raised terrace, alter steps and erect retaining walls (Protected Trees). Refused 22/11/2023

FULL/2024/0415 - Variations to plans previously approved for Change of Use from House of Multiple Occupancy (Use Class 6) to 3 Residential Dwellings (Use Class 1). - Excavate, create raised terrace, alter steps, erect retaining walls, erect bike shed (Protected Trees) (Protected Building) (Revised Scheme)- part retrospective.

FULL/2026/0295 – Variations to plans previously approved for Change of Use from House of Multiple Occupancy (Use Class 6) to 3 Residential Dwellings (Use Class 1) - alterations to fenestration to south-west elevation and eaves height by 500mm of unit 1 (retrospective) – under consideration

FULL/2026/0297 - Variations to plans previously approved for Change of Use from House of Multiple Occupancy (Use Class 6) to 3 Residential Dwellings (Use Class 1) - infill doorway to rear elevation of Unit 1 (Retrospective) – under consideration

Existing Use(s):

Residential- Flats

Assessment: *(Tick as appropriate)*

no representation	✓	visual amenity acceptable	✓
accords with policy	✓	no material neighbour impact	✓
within curtilage	✓	traffic not affected	✓
design acceptable	✓		

Policies considered most relevant:

GP1: Landscape Character
GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

The application proposes a variation to the previous approval FULL/2022/0946 which approved the change of use of the building from HMO to 3 dwelling houses, along with other extensions and alterations to the property.

The variations proposed in this application relate to unit 3 and include alterations to the fenestration to the south-east and south-west elevations and increase the height of the eaves by 500mm (retrospective). These variations are considered acceptable and will not have a significant impact on the protected building or the visual amenity/character of the area.

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: 15/04/2026