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 previously approved plans to Erect 2 storey extension. Raise roof ridge height to create ancillary accommodation at 1st floor level to outbuilding to east boundary - Material change of cladding to 1st floor level and alterations to fenestration to south and north elevations of outbuilding (Protected Building).

LOCATION: The Elms, L'Hyvreuse, St. Peter Port.

APPLICANT: Mr L Smith

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: 13/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 7924-03 B1C, B2A, B3A, B4C.

Application Ref: FULL/2026/0312

Property Ref: A111110000

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 the original permission, see condition 4.

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.

4.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 03/09/2025, issued under planning application reference FULL/2025/1185, 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 04/09/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
For the avoidance of doubt, this decision permits the proposed yoga studio to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

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/2026/0312
Property Ref:	A111110000
Valid date:	02/03/2026
Location:	The Elms L'Hyvreuse St. Peter Port Guernsey GY1 1UY
Proposal:	Variation to previously approved plans to Erect 2 storey extension. Raise roof ridge height to create ancillary accommodation at 1st floor level to outbuilding to east boundary - Material change of cladding to 1st floor level and alterations to fenestration to south and north elevations of outbuilding (Protected Building).
Applicant:	Mr L Smith

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 shall be begun within 3 years from the date of grant of the original permission, see condition 4.

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.

4. 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 03/09/2025, issued under planning application reference FULL/2025/1185, and subject to the terms and conditions thereof.

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

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed yoga studio to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'The Elms' is a three and a half storey detached late Georgian town house which is set slightly back from and faces north onto L'Hyvreuse. From road level the property drops down to a lower ground floor level with the gardens looking southward. The property is a Protected Building and the neighbours to the east and west are all Protected Buildings as well. To the north across the road is Cambridge Park and to the south beyond the garden is a neighbour property and Les Vauxlaurens and Candie gardens beyond that. The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2026/0126 - Demolish conservatory, erect single storey extension and alter hardstanding/landscaping to south (rear) elevation and internal alterations (Protected Building) – Pending.

FULL/2026/0083 - Variation to previously approved plans to Erect 2 storey extension with balcony and bridge link to garden, etc (Protected Building) - Demolish existing staircase (internal) to east of main dwelling (retrospective) – Approved February 2026.

FULL/2025/1185 - Erect 2 storey extension with balcony and bridge link to garden at 1st floor level to east side elevation. Raise roof ridge height to create ancillary

accommodation at 1st floor level and alterations to fenestration to outbuilding to east boundary (Protected Building) – Approved September 2025.

FULL/2022/1348 - Erect two storey extension to east (side) elevation with south elevation terrace, raise ridge height of garage to create accommodation and changes to fenestration (west) elevation (protected building) – Approved September 2022.

Existing Use(s):

Residential use class 1: dwelling house.

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:

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

Conclusion/Brief comment:

This application is for a variation to a previously approved application, FULL/2025/1185, to change the external material of the new first floor of the outbuilding from granite to timber cladding.

Initially the application was deferred because introducing a new material to the street (timer cladding) would make the building stick out and not complement the existing main dwelling and the surrounding Protected Buildings.

At present the outbuilding – possibly an old carriage house – is single storey at L'Hyvreuse ground level and is finished in granite facing. The previously approved application showed the granite continuing to the eaves of the newly raised first floor, however as the new first floor will be seen from quite a distance away as you approach from the west, it was felt that the building should blend in to the surrounding by complementing the materials of the nearby structures – in this case painted render.

The amended drawings now show the upper part of the building rendered. The proposals are now considered to achieve a good standard of design, using materials

which complement the existing materials. The change from granite to painted render is not considered to have a detrimental effect on the character and amenity of the surrounding conservation area, on the setting of the surrounding Protected Buildings, nor will it have any impact on either 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: 10/04/2026