

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 two-storey extension (basement and lower ground floor) to east (rear) elevation incorporating balcony and privacy screen wall and erect 3 storey extension to south (side) elevation and internal alterations (Protected Building).

LOCATION: Vue Des Iles, 22 Hauteville, St. Peter Port.

APPLICANT: Vue Des Iles LLC

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: 04/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/04/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects - 2477 01.01A, 03.01A, .02A, .03, .04, .05B, 06A, .07, .08 and .09

Application Ref: FULL/2026/0419

Property Ref: A407000000

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.

4. Prior to the commencement of any work in connection therewith details of the new windows and doors, including elevations (scale 1:20) and sections (scale 1:5) detailing the design, materials of construction and finish of the windows and doors shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed by this condition.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005 and having regard to the character and appearance of the Conservation Area.

Expiry Date: This permission will cease to have effect on 03/08/2029 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/2026/0419
Property Ref: A407000000
Valid date: 09/04/2026
Location: Vue Des Iles 22 Hauteville St. Peter Port Guernsey GY1 1DG
Proposal: Erect two-storey extension (basement and lower ground floor) to east (rear) elevation incorporating balcony and privacy screen wall and erect 3 storey extension to south (side) elevation and internal alterations (Protected Building).

Applicant: Vue Des Iles LLC

RECOMMENDATION - Grant: Planning Permission with Conditions:

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.

4. Prior to the commencement of any work in connection therewith details of the new windows and doors, including elevations (scale 1:20) and sections (scale 1:5) detailing the design, materials of construction and finish of the windows and doors shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed by this condition.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005 and having regard to the character and appearance of the Conservation Area.

OFFICER'S REPORT

Site Description:

22 Hauteville would have once been a semi-detached property with its attached neighbour being no. 20. The building is now however, part of a terrace to the east of Hauteville. The property appears as three-storeys from street level with a rendered front façade and dormer in front roofslope. A single-storey flat roof garage (change in roof level) is situated to the side/south of the property which also has a rendered finish. A further flat roof garage, associated with no. 22a is attached to the garage of the application property. The side elevation of the main house is exposed granite with a single window at first floor level. No. 20 to the north is the attached neighbour and the original pair of dwellings would have had an identical front façade with multi-pane sash windows and porch canopies, dwarf roadside wall and railings. A pitched roof garage building is attached to the north elevation of no 20 albeit is not associated with that dwelling.

At the rear of no. 22 Hauteville is a paved terrace area enclosed by a glass balustrade and adjacent to no. 22a is a small terrace area enclosed by low walls. No. 20 has been extended with a flat roof (with roof lantern) and a roof terrace area and gardens beyond. The common boundary with the application property is marked by the side wall of the extension and roof terrace area. The roof terraces of no. 22 and 20 project the same extent to the east of the pair of properties.

No. 22a has also been extended with various roof terraces present, likely constructed between 2001 and 2004, and which sit above the projecting bays to the rear of the property. Angled fenestration within the bays do face, obliquely, towards the application site. There are also a number of small or secondary windows in the side/north elevation of the main building at no. 22a facing the application site. A low decorative railing currently marks the edge of the roof terrace at no. 22a. with direct views possible between the external amenity space at no.s 22 and 22a. It is noted that permission has been granted (see planning history) for the replacement of the decorative railings with a frameless glass balustrade at all levels (one, two and three).

The site is located in a Main Centre and Conservation Area as designated in the Island Development Plan. There are various protected buildings surrounding the site.

Relevant History:

Pre-application advice was sought in this case.

FULL/2009/4295 - Remove existing dormer window and install captains dormer in rear elevation – granted

FULL/2010/0325 - Demolish and reconstruct chimney and replace front dormer window (retrospective) – granted

FULL/2010/1404 - Replace existing windows on front and rear elevations (protected building) – granted

Vue De L'Est – no. 22a

FULL/2024/0619 – Alterations and replacement balustrades to balconies to east (rear) elevation – granted

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The application relates to the erection of a two-storey flat roof extension (basement and lower ground floor) to rear/east elevation incorporating balcony and privacy screen wall along with the erection of a three-storey extension to south/side elevation with associated and internal alterations. The application was deferred following a site visit in order to address concerns raised and deviations between the existing building and the proposed plans. The application has been accompanied by supporting in relation to the development proposals, the circumstances of the applicant and having regard to the special interest of the Protected Building.

The application was deferred following an officer site visit to ensure the drawings were updated for clarification such as the retention/removal/repositioning of fireplaces, cupboards, architraves, doors etc. and external materials for the proposed extension. Concerns were highlighted regarding the layout of the first floor accommodation in relation to retaining original features and plan form and further justification/review was invited.

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

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Representations:

Two letters of representation from one household have been submitted commenting on the application and raising the following points:

- Hopefully the applicant has informed the Planning Committee of his 'interests' in no. 22 as well as no.s 18 and 20 Hauteville
- The plan for no. 22 looks rather commercial (with a boardroom and a lift)
- No. 22 and 20 are two important conjoined period town houses- from the public front aspect perfectly symmetrical and aesthetically beautiful and in the past the Committee has tried to maintain the symmetry e.g. captains dormers to the rear
- Both properties are protected, open market properties
- The three-storey extension to the south side would be large and high and right up to the property line – how will it be constructed so close to the boundary as access to the adjoining land may not be forthcoming
- The extension would ruin the symmetry and beautiful frontage of the properties (there are no plans in the submission showing the pair of properties)
- In Victor Hugo's book Notre-Dame de Paris he explored the concept of "architecture is a universal language" and believed in the importance of protecting old buildings which he saw as "books of history"
- Foundations of all old houses in Hauteville are nowhere near modern standards and major building works could potentially affect the stability of no.s 22a and 23 – there have been significant cracks to the south side wall of no. 22 over the years (repaired and repointed)
- In relation to the eastern extension, the Committee will have to decide whether they will allow the symmetry to be further changed – they have previously agreed to some relatively minor changes
- How will the extension be constructed without access on adjoining land?
- The rainwater from the development will end up on the neighbouring roof or flooding aspects of the adjoining property/site – this would be unfair and unreasonable. There have already been flooding/water damage to no 22A as a result of a burst water main

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the design and appearance of the extensions, their impact on the character and appearance of the Conservation Area and neighbour amenity and the effect of internal and external alterations on the special interest 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.

The proposals must satisfy the terms of Policies GP4 and GP5 of the Plan and meet the statutory duties with regard to conservation areas and protected buildings set out within Sections 34, 35 and 38 of the Law.

Policy GP8 supports development that achieves good design that respects the local character but demonstrates an effective and efficient use of land and uses soft and hard landscape where appropriate to help mitigate and/or assimilate a scheme within its setting. The policy recognises the importance of development of a residential nature to allow for flexibility and adaption to suit needs whilst also assuring that proposals have addressed the health and well-being of the future occupiers and neighbours.

IDP policies GP4 and GP8 do not seek to restrict the architectural style of new development in Conservation Areas, instead making clear that providing the scale, mass, detail and special interest of the surrounding built form has been considered, and that a particularly high standard of design is achieved, then either contemporary or traditional design approaches that respect and complement the character of the surrounding area may be appropriate.

The scheme proposes a three storey, pitched roof extension to the side of the dwelling with a render exterior, slate roof and multi-pane sash windows to match the main house. The extension, with the materials proposed and other details shown on the application drawings, represents a good standard of design that respects the character of the local built environment. By providing multi-storey accommodation the scheme also offers efficient use of land.

Although comments received through the public consultation process note the symmetry of the pair of buildings at no. 20 and 22 the main front façade would not lose that symmetry. To either side of the pair are attached structures (one flat roof and one pitched roof garage) which changes the context and symmetry of the

properties already. It is also noted that the proposed side extension is subservient to the main dwelling and set back behind the front façade thereby reducing its prominence in the streetscene.

In terms of residential amenity, the side extension is situated to the south of the property. Given the limited extent of fenestration to the side elevation of no.22a to the south the extension will not result in unacceptable overshadowing or loss of aspect/outlook from the north facing fenestration of this adjoining property. Although additional fenestration is proposed to the front and rear, given the central location of the site and the interrelationship between properties the additional fenestration will not result in an unacceptable increase in the potential for overlooking and loss of privacy to surrounding properties.

The existing 'L' shaped flat roof rear extension (with roof terrace over) is shown to be demolished. It is of no particular merit to warrant its retention. The proposed extension is larger than the existing and adopts a contemporary design. It comprises basement and lower ground floor accommodation with a small single-storey extension shown to the rear of the existing garage at ground floor level. The design and appearance of the extension respect the existing property and locality. The building is quite low and not prominent in views from the east and so the extensions as proposed will not result in harm to the character and appearance of the Conservation Area in wider views.

The rear extension will not significantly alter the relationship with the attached property to the north in terms of height, bulk and shadowing and the basement extension is set away from the common boundary with no. 22A. The fenestration associated with the extension directs views across the applicants own property/garden and will not generate unacceptable levels of overlooking or loss of privacy in this central location. The scheme has sought to introduce additional privacy screens along the site boundaries as a result of alterations to the boundary walls/extensions.

The extensions and internal works to this building, including the introduction of a lift, would provide more accessible and flexible accommodation for people of all ages and abilities in line with the requirements of Policy GP8. Although concerns have been raised about the lift and use of the building for business purposes the rooms associated with business use are limited to two, on the ground floor and as such the primary use of the building would remain as residential. Furthermore, the current exemptions allow for home-based business subject to certain criteria.

The scheme complies with Policies GP4, GP8, GP9 and GP13 of the Island Development Plan.

In relation to the effect of works on the fabric and special interest of the protected building it is noted that the internal finishes contribute highly to the overall special interest of the building and hence it is important to ensure that a clear specification of the proposals is provided. The following areas were highlighted at the time the application was deferred as requiring clarification/amendment etc.:

The following areas were highlighted:

- Fireplaces.
- Cupboards.
- Architraves.
- Doors.
- Door openings.
- Materials/external finishes of extension.
- Windows material, (facing street -timber is preferred, to east PVCu).
- Extent of boundary wall retained.
- Layout of the first floor, in terms of the retention of features and plan form although may be justifiable.

The proposed approach, following deferral and the receipt of further information, is reasonable and strikes a good balance between allowing reasonable changes, which include upgrades to the accessibility and usability of the house, and the retention of features and plan form that adds to the overall special interest of the house. Subject to conditions relating to large scale details of the proposed new windows the scheme complies with Policy GP5.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

Other matters

The comments received through the public consultation process regarding the open market status of properties, no.s 18, 20 and 22 Hauteville are noted but can have no bearing on the assessment and determination of the application. In relation to construction, surface water run-off, impact of works on existing foundations and access to adjoining land these are ultimately a private, civil matters and cannot prevent the grant of planning permission.

In view of the above it is recommended permission is granted.

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. The impact of the works on protected buildings is assessed elsewhere in this report.

Date: 31/07/2026

