

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: Erect extension at 1st floor level including balcony and solar panels to south-east (rear) elevation and alterations to fenestration.

LOCATION: La Rocque Melange, Vue De L'Eglise, Forest.

APPLICANT: Mr & Mrs M P Read

I refer to the application referred to below received as valid on 16/03/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 03/06/2026

Drawing Nos: ArcTECH Freelance Architecture - MR-25-2234-02E

Application Ref: FULL/2026/0480

Property Ref: H003890000

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 proposed two-storey flat roofed extension, by virtue of its form, mass, bulk and detailing, does not achieve a good standard of design for the purposes of Policy GP8 (Design) and is considered to have a significant detrimental effect on the character and appearance of the surrounding area which is sufficient to rebut the flexibility afforded to householders so that reasonable development aspirations can be met (Policy GP13, Householder Development). The development would be contrary to Island Development Plan Policies GP8 and GP13.

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/2026/0480
Property Ref: H003890000
Valid date: 16/03/2026
Location: La Rocque Melange Vue De L'Eglise Forest Guernsey GY8 0HA
Proposal: Erect extension at 1st floor level including balcony and solar panels to south-east (rear) elevation and alterations to fenestration.
Applicant: Mr & Mrs M P Read

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The proposed two-storey flat roofed extension, by virtue of its form, mass, bulk and detailing, does not achieve a good standard of design for the purposes of Policy GP8 (Design) and is considered to have a significant detrimental effect on the character and appearance of the surrounding area which is sufficient to rebut the flexibility afforded to householders so that reasonable development aspirations can be met (Policy GP13, Householder Development). The development would be contrary to Island Development Plan Policies GP8 and GP13.

OFFICER'S REPORT

Site Description:

The application site contains a detached dwelling-house, located to the east of Vue De L'Eglise. The property is a traditional, pre-1900 dwelling which has been extended and altered over the years and features a replacement roof featuring dormer windows to the front, rear and side, and a pitched roof extension to the rear. The property has a driveway to the side (north-east) and an outbuilding and garden to the rear (south-east).

The property is visible along Vue De L'Eglise, although the rear elevation is not publicly visible.

The site lies Outside of the Centres and within an Agriculture Priority Area as designated in the Island Development Plan.

Relevant History:

Reference No	Description	Decision	Date
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FULL/2010/2582	Construct extensions at rear of property and side (east) of property	Granted	2010
PAPP/2002/2172	Demolish extensions; extend and alter dwelling	Granted	2002

Earlier permissions in principle have been granted to demolish extension and extend and alter the dwelling.

Existing Use(s):

Residential

Brief Description of Development:

Planning permission is sought to extend and alter the dwelling at first floor level to the south (rear) elevation. The extension takes the form of a two storey, flat roof structure which will serve as a master bedroom, and a pitched roof extension which will serve as a sitting area.

The master bedroom is served by a large rectangular window on the south elevation and a regular window on the south-west elevation with a glazing bar. The sitting area would feature patio doors leading onto a terrace area, and a large roof light on the south elevation. No new windows are proposed on the north-east elevation.

The application was deferred as concerns were raised with regards to the design and detailing of the proposed scheme. Advice was provided to seek to improve the proposed design, including through use of pitched roofs to better reflect the design of the existing building.

In response, revised plans have been submitted which show that the extension set-in from the original gable wall of the property, although retaining the flat roof design. The revised drawings show the extension flush with the original gable end of the property. Both the extension and the original gable wall will be finished in render. It is noted that 'the main cottage roof is to feature a 150mm gable overhang to enable rear flat roof extension to run flush with gable wall'. In addition to the revised plans, the applicant has submitted supporting information to support the proposed design approach.

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

GP8 Design.
GP9 Sustainable Development.
GP13 Householder Development.

Representations:

None.

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 area.
- The impact of the development on neighbour amenity.

Assessment against:

1 - Purposes of the law.

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.

The purposes of the Law are reflected in the Island Development Plan, the principal aim of which is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely. Relevant policies will be addressed below in assessing the key issues.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Policy GP13 (Householder Development) states that proposals for the alteration and/or extension of residential properties within the residential curtilage, will be supported where there are no significant adverse effects on the amenities of neighbouring properties; the design, scale, mass and form would not detract from the open character of open locations; and they do not affect the special interest of Conservation Areas, Areas of Biodiversity Importance, protected buildings or protected monuments.

As set out in paragraph 19.9.2 of Policy GP8 (Design):

"All new development will be expected to achieve a good standard of design which respects and, where appropriate, enhances the character of the environment. Design however relates not only to the architectural style of a building but to constructional efficiency and the quality and sustainability of the materials used".

The preceding text of Policy GP8 (Design) refers to the need to consider the material planning considerations as specified in Part IV, Section 13 of the Land Planning and Development (General Provisions) Ordinance 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and its likely effect on the reasonable enjoyment of neighbouring properties.

Whilst the roof has been extended and altered over the years, the property in question is a traditional building which possesses some architectural and historical qualities, although not a protected building or sited within a Conservation Area. To the rear, the property has been previously extended in the form of a pitched roof extension which respects the traditional qualities of the building.

The revised drawings indicate a two-storey flat roof extension which is sited flush with the original gable wall. This is considered to result in a discordant and inappropriate design when considering its form, mass, bulk and detailing, and considering public visibility. The design and arrangement of fenestration, coupled with its siting, form and detailing would result in a composition that does not achieve a cohesive design and would be at odds with the traditional characteristics of the building and surrounding built environment.

Overall, when considering the factors above, the effect of the development does not achieve a good standard of design for the purposes of Policy GP8 (Design) and is considered to have a significant detrimental effect on the character and appearance of the surrounding area which is sufficient to rebut the flexibility afforded to householders so that reasonable development aspirations can be met (Policy GP13, Householder Development). The development would be contrary to Island Development Plan Policies GP8 and GP13.

For the reasons set out above, it is recommended that planning 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; 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 not affect Protected Buildings, Trees, Monuments or an SSS's.

Date: 29/05/2026

