

**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:** Raise and alter roof ridge height to create 3rd floor level and an additional 12 flats to 3 buildings and associated works.

**LOCATION:** Maison Haro/Maison Grue/Maison Faite, Mon Plaisir Apartments, Green Lanes, St. Peter Port.

**APPLICANT:** Island Developments Limited

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:** 06/08/2026

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:** PF+A Ltd: 7566-01/B1A, /B2, /B3, /B4, /B5, /B6, /B7, /B8, /B9A, & /B12A.

**Application Ref:** FULL/2026/0521

**Property Ref:** A20789H000

**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. Notwithstanding the details shown on the approved plan, prior to the commencement of any development in connection therewith a revised landscaping plan showing two of the existing trees to be retained and incorporated into the proposed planters 4 & 6 shall be submitted to and approved in writing by the Authority. The trees shall remain in situ thereafter unless otherwise agreed in writing by the Authority.

Reason - To make sure the landscaping scheme incorporates important elements of the existing planting, in the interests of biodiversity.

5. The landscaping scheme hereby approved, and as amended as required by Condition 4 above, shall be fully completed in the first planting season following the first occupation of any of the units hereby approved, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the landscaping scheme provides a biodiversity net gain for the site in line with the aims of the Strategy for Nature, 2020.

6. No development, including site works, shall begin until further details showing the provision to be made for the parking of cycles, under cover and secure, has been submitted to and agreed in writing by the Authority, and no part of the building or development hereby permitted shall be used or occupied until the agreed scheme has been fully implemented. The provision for cycles shall not be used for any other purpose.

Reason - To encourage the use of bicycles as an alternative to the car.

7. The privacy screens on the north facing elevation of the units hereby approved shall be permanently glazed with obscure glass of a minimum industry standard privacy level 3 and together with the planters shall be installed in the positions shown on the approved drawings prior to the first occupation of any of the apartments hereby approved and shall remain as such in perpetuity.

Reason - To protect the reasonable amenities of neighbouring residents.

8. No cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding materials to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

9. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

**Expiry Date: This permission will cease to have effect on 05/08/2029 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](http://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](mailto: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/2026/0521  
**Property Ref:** A20789H000  
**Valid date:** 09/04/2026  
**Location:** Maison Haro/Maison Grue/Maison Faite Mon Plaisir  
Apartments Green Lanes St. Peter Port Guernsey  
**Proposal:** Raise and alter roof ridge height to create 3rd floor level and  
an additional 12 flats to 3 buildings and associated works.  
**Applicant:** Island Developments Limited

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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## **OFFICER'S REPORT**

### **Site Description:**

The site of Mon Plaisir Apartments is to the south of the ribbon development along the Green Lanes and accessible via a single-track access off the public highway. The three storey apartment blocks are known as Maison Haro, Maison Grue & Maison Faite. There are neighbouring properties in each direction. The property is in the St Peter Port Main Centre Outer Area as defined in the Island Development Plan.

### **Relevant History:**

A pre-application enquiry was submitted earlier in the year.

### **Existing Use(s):**

Residential use class 2: flats.

### **Brief Description of Development:**

This application is to add four new one bed flats within a new pitched roof with dormer windows to each of the existing blocks of flats, of which there are three. A total of 12 new flats is therefore proposed. As originally submitted, an existing area of grassed open space was proposed to be altered to provide 12 additional parking spaces.

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

MC2: Housing in Main Centre and Main Centre Outer Areas

GP8: Design

GP9: Sustainable Development

IP6: Transport Infrastructure and Support Facilities

IP7: Private and Communal Car Parking

IP9: Highways Safety, Accessibility and Capacity.

### **Representations:**

Initially 11 letters of representation were received and the main issues are:

- Invasion of privacy due to the increase in overlooking.
- 12 more flats increasing the number to 48 is considered overdevelopment.
- Plus 12 more (minimum) vehicular movements around an already congested road system.
- Overshadowing due to increase in height of the apartment blocks.
- Significant intensification in use of the area which could include an increase in anti-social behaviour.
- Reduced privacy, additional traffic and the safety concerns therein and the removal of green spaces.
- Overlooking, overshadowing and overbearing impacts.

After the shadow analysis had been submitted 2 further letters of representation were received:

- Extremely overbearing and further lack of privacy
- A material reduction in daylight resulting in an unacceptable adverse effect on the residential amenity of adjoining occupiers.

### **Consultations:**

None.

### **Summary of Issues:**

- The principle of new housing.
- Design and impact of the development on the appearance and character of the surrounding area.
- Impact on neighbouring properties.
- Provision of green space and car parking.
- Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.

### **Assessment against:**

#### **1 - Purposes of the law.**

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

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

The principle of new housing.

The proposal relates to the existing 3, three storey apartment buildings with flat roofs, which were damaged in Storm Goretti. Each apartment block houses 12 two-bedroom apartments, a total of 36.

As set out in Policy MC2, most of the Island's housing supply is to be provided within and around the Main Centres. The site is in a Main Centre Outer Area and does not form Important Open Land. As such Policy MC2 supports the development of the site for housing where it accords with all other relevant policies of the Island Development Plan and where able to, the site provides an appropriate mix and type of dwellings.

The proposal includes the provision of 12 one-bedroom units which meets the current housing needs. The policy favours a mix of dwelling types; in this instance adding the one-bedroom apartments creates a mix of dwelling types over the site. Furthermore, the units as proposed make effective and efficient use of the site in accordance with planning policy. Therefore, provided that the development accords with other relevant policies of the Island Development Plan, the principle of the proposed residential development at this site is acceptable.

#### Design and impact of the development on the appearance and character of the surrounding Area.

The topography of the land slopes down from north to south. From the north there are glimpses of the apartment blocks when looking south. At present they are read as large flat-roofed structures set amongst many smaller pitched roof dwellings. Adding more traditional pitched roofs to each of the blocks would improve their appearance in long range views.

The design of the proposal and the materials to be used are acceptable and would be in-keeping with the character and appearance of the surrounding area. The scheme complies with Policy GP8 in this respect.

#### Impact on neighbouring properties.

Policy GP8 requires *inter alia* that proposals for new development will be expected to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space. This is also reflected in criterion (b) of Policy GP9 which requires developments not to have unacceptable impacts on the amenities of neighbouring properties.

Objections have been received from the occupiers of neighbouring properties objecting to the scheme. The grounds for objection are summarised in the representations section of this report.

The proposal intends to install a pitched roof to limit the impact of the development on surrounding properties. As part of the application, to ensure that the scheme and

any impact could be fully assessed sun path analysis drawings were requested for the winter and summer months. The analysis submitted demonstrates that any additional overshadowing due to the scheme would not be so substantial to warrant the refusal of planning permission.

At present there are large scaffolding canopy structures covering the damaged roofs, which are not a true indication of the proposed roofs which will be much more in keeping with the surrounding built forms and will not be as bulky and intrusive as the current temporary scaffolding canopies.

The design of the development is of a good standard. Mitigation has been put in place with obscure glazing on the Juliet balcony balustrades, plus a planter box, to provide screening and which will prevent overlooking into the nearest neighbours' gardens. In addition, most of the neighbouring properties are over 20m away, which lessens the impact.

Positioning the balustrade outside the planting box increases the separation distance between the balustrade and the window. As a result, it becomes more difficult for occupants to lean over and look down from the balcony, thereby further reducing the potential for overlooking and minimising any impact on neighbouring properties.

Considering the above, any harm on the amenities of any neighbouring residential properties would not be so substantial to warrant the refusal of planning permission.

#### Provision of green space and car parking.

Initially the scheme had removed the last piece of green amenity space in favour of providing 12 more car parking spaces for each new apartment. However, the location of the blocks of flats are within the St Peter Port Main Centre Outer Area where there is no policy requirement to provide car parking spaces.

The need to provide, or at the very least retain, green amenity space for the occupiers of the flats is considered important. Therefore, the application has been amended to retain the existing green amenity space, located in the middle of the three blocks.

During the deferral the agent was also asked to provide areas for cycle storage, which are to be close to the end of one set of garages to the east of the northern block and an area to the southwest of the most western block. Details of the covered cycle storage can be conditioned.

The blocks are now considered to achieve a green outlook and space for all the occupiers to enjoy, limiting the increase in vehicular traffic by omitting the parking area and promoting cycling.

Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.

The health and well-being of the occupiers of the development requires consideration as set out in part (d) of Policy GP8 and explained in more detail in Annex I (Amenities). The objective to build at high densities is to be balanced, but does not override, the need to create acceptable living environments. Although there are no rigid standards for amenity provision, the factors to be considered include internal space provision, privacy, aspect/outlook, access to external open space and daylight/sunlight.

The proposed dwellings substantially exceed the Guernsey Technical Standards minimum internal space standards and they exceed the best practice minimum internal space standards which are published on the Authority's website. The proposed units would have adequate daylight and sunlight and a good outlook from the main habitable rooms. The privacy within the dwellings would be good.

In summary, the proposal would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

Other matters.

Capacity for Sustainable Design approaches are limited due to the proposals being built off an existing built form. Taking this into account the information submitted is sufficient to demonstrate that the development has been designed to consider the use of energy and resources, in accordance with Policy GP9.

A Site Waste Management Plan has been provided in accordance with Policy MC2 and its implementation can be controlled by condition.

On balance the main issues are considered to have been mitigated to an acceptable standard and the recommendation is one of an approval.

**3 - General material considerations set out in the General Provisions Ordinance.**

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 considered in the assessment of this application. Where relevant the issues are considered in section 2 above.

**4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 03/08/2026

