

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: Extend and alter at ground floor and 1st floor levels and install solar panels.

LOCATION: Cloudbreak, Rue De Bouverie, Castel.

APPLICANT: Mr A Powell

I refer to the application referred to below received as valid on 17/04/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 29/06/2026

Drawing Nos: A7 Architecture Limited: 25-1652 PD/01

Application Ref: FULL/2026/0651

Property Ref: D01465A001

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. By virtue of the proposed design, scale, bulk and mass, the proposed extensions are not considered to respect the traditional form and scale of the host dwelling, appearing overbearing, discordant and incongruous whilst also resulting in an adverse impact on the amenity of the neighbouring property to the north. The proposal would therefore fail to accord with Policies GP8 and GP13 of the Island Development Plan (IDP).

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/2026/0651
Property Ref: D01465A001
Valid date: 17/04/2026
Location: Cloudbreak Rue De Bouverie Castel Guernsey GY5 7TZ
Proposal: Extend and alter at ground floor and 1st floor levels and install solar panels.
Applicant: Mr A Powell

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. By virtue of the proposed design, scale, bulk and mass, the proposed extensions are not considered to respect the traditional form and scale of the host dwelling, appearing overbearing, discordant and incongruous whilst also resulting in an adverse impact on the amenity of the neighbouring property to the north. The proposal would therefore fail to accord with Policies GP8 and GP13 of the Island Development Plan (IDP).

OFFICER'S REPORT

Site Description:

The site is located to the north of Bouverie Lane, which runs from Route de Cobo to Rue de Bouverie, and is situated within Cobo Local Centre.

The existing dwelling is a simple, modest, pitched roof dwelling and is of a traditional style, form and scale. Historical maps/aerial photographs suggest it may have originally been an outbuilding for the larger dwelling on the site until approx. 2009-2013 when the site began to be subdivided and a rooflight added to the front elevation of the building.

The larger site has been unusually divided with two dwellings to the west of the application site, Rose Cottage to the far west which includes the land to the west and also land directly to the south/front of White Cottage, which is the dwelling adjacent to Cloudbreak on the west. White Cottage also appears to own the shed/garden room to the east of the application site along with the planted area along the east and a parking area to the south. The far eastern section of land now appears to provide additional car parking for the dwelling, La Rocque Cottage to the north east of the application site.

Relevant History:

None relevant.

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The proposal is for the addition of a two-storey extension to the eastern side of the dwelling, along with the introduction of front and rear dormers to the existing roof slope, alterations to existing windows, and the introduction of solar panels to the new flat roof.

The two-storey element is of a contemporary style using a dark grey zinc finish to the dormer and 'feature wrap' which runs around the door and across the eaves of the existing building and up to provide the roof overhang. A combination of timber cladding and silicone-based render is also proposed to the two-storey extension, with feature timber slats at first floor level.

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

GP8- Design

GP9- Sustainable Development

GP13- Householder Development

Representations:

One neighbour has submitted an objection to the proposal for the following reasons:

- Visual impact from two storey wall adjacent to boundary- oppressive and urban.
- Contemporary design is not in keeping with the traditional style of surrounding dwellings. Detrimental to character and quality of the area.
- Concern over scale and siting- the development is too close to boundary and will overshadow and enclose the neighbours.
- Potential for noise disturbance from water feature motor.
- Adverse impact on neighbour amenity and enjoyment of garden and living space.
- Lack of privacy during construction, due to proximity of works to boundary.

Consultations:

None.

Summary of Issues:

The main issues in the determination of this application are:

1. Design and impact of the development on the character and visual amenity of the area.
2. The impact on the amenities of neighbouring residents.

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 development is acceptable, as IDP Policy GP13 provides for extensions and alterations of existing dwellings, subject to other relevant considerations such as the impact on amenity, and character of the area.

Amenity

The proposal results in a fully two-storey, 4.7m high extension immediately adjacent to the boundary with the neighbour to the north, La Rocque Cottage, set on an angle to a maximum of 0.6m away from the shared boundary.

La Rocque Cottage enjoys a large, open rear garden, whilst a shadow survey was submitted with the proposal which indicates that the development is unlikely to result in a significant or harmful loss of light to the neighbouring dwelling but it will have a greater impact on the outdoor amenity area towards the boundary.

Although this amenity area is already occupied by a shed and solid roofed pergola, nevertheless, the bulk and mass of the proposed design combined with the physical proximity to the boundary result in an overbearing effect which is judged to be detrimental to the amenities that occupiers of the adjoining dwelling to the north might reasonably expect to enjoy.

The proposed new first floor windows face south and east and are not anticipated to result in harmful overlooking due to the position of the extensions, although it is noted that this will result in overlooking of the shed/garden room which is within the ownership of White Cottage. This area is considered to be less sensitive as it forms detached curtilage which is not enclosed and is already highly visible from the frontage and parking areas of the three dwellings in this area.

The additional south facing windows are not anticipated to result in any harmful overlooking as they face into the parking area with neighbours to the south being approx. 16m distant which is adequate to ensure no harmful overlooking. The western elevation currently contains a small gable window, and this remains, with an additional bathroom window which could be reasonably conditioned to be obscure glazed.

Design & Character

IDP Policy GP8 considers that the development should make efficient use of land and achieve a good standard of design which respects and where appropriate enhances the character of the environment. IDP para 19.9.5 refers to personal choice in design matters. The building is not within the setting of a protected building or monument and not within a Conservation Area.

Notwithstanding this policy context, which would potentially enable a contemporary design approach, while the proposed dormer is appropriate in scale and design, the proposed extensions are not considered to respect the form and scale of the host dwelling, the bulk and mass particularly is not subservient and does not relate well to the traditional scale of the host dwelling, appearing overbearing and dominant. The 'feature wrap' attempts to link the styles but instead appears as a heavy addition which draws the eye to the height of the two-storey section. Similarly, the addition of the feature timbers is an attempt to break up the otherwise blank two storey elevation but does little to ameliorate the harm arising from the bulk and mass when viewed from the north-east. The combination of the traditional scale and design with modern appears discordant and results in a development which appears incongruous in its setting.

For the reasons above, the proposal fails to comply with Policy GP8 or GP13 and is recommended for refusal.

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 taken into account 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: 26/06/2026