

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, extend and alter roof ridge height to create first floor level and alterations to fenestration to outbuilding to create ancillary accommodation (site of Protected Building) (Revised scheme).

LOCATION: Orena Cottage, Les Tracheries Road, St. Sampson.

APPLICANT: Ms A Wilkes-Green

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: 10/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 25-1655 PD/01 Rev A, PD/02 Rev A

Application Ref: FULL/2026/0754

Property Ref: B018330000

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.

Expiry Date: This permission will cease to have effect on 09/06/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the erection of an extension to a detached outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as Orena Cottage. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

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/2026/0754
Property Ref: B018330000
Valid date: 01/05/2026
Location: Orena Cottage Les Tracheries Road St. Sampson Guernsey GY2 4SP
Proposal: Raise, extend and alter roof ridge height to create first floor level and alterations to fenestration to outbuilding to create ancillary accommodation (site of Protected Building) (Revised scheme).
Applicant: Ms A Wilkes-Green

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.

INFORMATIVES

For the avoidance of doubt, this decision permits the erection of an extension to a detached outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as Orena Cottage. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

OFFICER'S REPORT

Brief Description of the site:

Orena Cottage is situated to the north of Les Tracheries Road. The south site boundary is marked by a roadside wall and access driveway is situated to the east boundary. An accessway to a number of other properties is situated to the west of the site with a protected building to the west, also situated on Les Tracheries. The property is detached with an asymmetrical slate roof and multi-pane sash windows to the front. A detached mono-pitched outbuilding is situated to the rear of the house and adjacent to the boundary with Isabelle Vets to the east. The property benefits from a garden to the side (west) and rear of the property along with off-road parking to the front and side (east).

The site is located in a Local Centre as designated in the Island Development Plan. The property is a protected building as is the neighbouring property to the west.

Relevant History:

FULL/2026/0147 - Raise, extend and alter roof ridge height to create first floor level and alterations to fenestration to outbuilding to create ancillary accommodation (site of Protected Building) – refused

The development does not represent a good standard of design as the roof extension proposed would, by virtue of its proximity to and relationship with the adjoining property, Silver Sands, result in an unacceptable degree of overshadowing and loss of sunlight to the primary private amenity space associated with this property. This would be significantly detrimental to the amenities, health and well-being of the occupiers of that dwelling. The scheme is therefore contrary to Policies GP8 a. and d., GP9 b. and GP13 a. of the Island Development Plan.

Existing Use(s):

01 dwellinghouse

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:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Representation:

One letter of representation has been received raising the following points:

- The revised plans appear to address concerns regarding light restriction
- Concerns still exist that the work being carried out will encroach on our leisure area which is used daily (weather permitting) and will cause disruption/nuisance
- The removal of the asbestos roof may prevent access to the garden of the adjoining property and will mean that windows and doors will have to be kept closed – advanced warning about this work being undertaken is necessary
- How can the boundary wall be removed without builders accessing the neighbouring site – assurance should be provided that building mess will be cleared away daily and the wall left decorated

- Section H of the application form refers to new parking but that would involve the removal of part of a granite wall and hedge – the applicant has advised that this is not occurring, but it is considered that extra parking is not required as the development of the hobby room doesn't include extra living accommodation

Conclusion/Brief comment:

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. The development is not anticipated to have a significant impact on the special interest of the protected building and so accords with Policy GP5.

The proposal relates to the removal of the existing lean-to roof serving the detached garage/outbuilding at Orena and its replacement. A pitched roof is proposed but set away from the north site boundary where a single-storey mono-pitch roof is proposed. A gable end wall is proposed to the front south elevation. The existing building is tight to the north and east boundaries.

To the east of the site is the L'Islet branch of Isabelle Vets and the building is set away from residential properties to the west. The property to the north is a semi-detached cottage with external amenity space to its east, immediately adjacent to the north elevation of the application outbuilding. This revised scheme seeks to overcome the reason for refusal regarding overshadowing and the detrimental impact of raising the ridge of the building on the amenities of occupiers to the north by scaling back the first-floor element so it sits away from the common boundary, with any overshadowing cast by the roof falling over the lower, single-storey roof also proposed. This application would not result in unacceptable overshadowing or loss of light to the garden area of the neighbouring property to the north.

The design and appearance of the revised application proposals represent a good standard of design that respects the local built environment and the setting of the protected building on the site. To provide first floor accommodation in the roofspace would also represent more efficient and effective use of land by offering multi-storey development and will offer more flexible accommodation that can respond to the changing needs of occupiers of the main house. The building is well related to the main house when considering the purpose of the building to provide ancillary accommodation, incidental to the enjoyment of the main dwelling. The development will also not result in unacceptable overlooking and loss of privacy to surrounding occupiers.

The comments/concerns raised regarding access to the adjoining site during works are noted but this would ultimately be a private civil matter. The removal of asbestos also goes beyond the controls of the Planning Service but will need to be carried out in an appropriate manner and in accordance with current asbestos guidance. The short term impact of building work on the amenities of adjoining occupiers is also noted but cannot prevent the grant of planning permission. The Office of Environmental Health can, in some circumstances, intervene and investigate if the operating hours for development works presents particular nuisance to nearby residents.

In relation to part H of the application form the agent has confirmed that no changes are to be made to the vehicular/pedestrian accesses or to the hardstanding around the property.

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.

In view of the above it is considered that the scheme would comply with all relevant policies in the Island Development Plan and it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 10/06/2026

