

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 on balcony at 3rd floor level to east (rear) elevation.

LOCATION: Panorama Cottage, The Strand, St. Peter Port.

APPLICANT: Mr J Heaume

I refer to the application referred to below received as valid on 16/07/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 20/08/2026

Drawing Nos: Lovell Ozanne & Partners Ltd. - 10843 LOA AB30Z D A 01, 02A, 03 & 04.

Application Ref: FULL/2026/0946

Property Ref: A402180000

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 development will not conserve or enhance the character or appearance of the Conservation Area, contrary to IDP Policy GP4;
2. The proposed development does not respect the character of the local built environment, contrary to IDP Policy GP8(c);
3. The proposed development does not achieve a good standard of architectural design, contrary to IDP Policy GP8(a).

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/2026/0946
Property Ref: A402180000
Valid date: 16/07/2026
Location: Panorama Cottage The Strand St. Peter Port Guernsey GY1 1NN
Proposal: Erect extension on balcony at 3rd floor level to east (rear) elevation.
Applicant: Mr J Heaume

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The proposed development will not conserve or enhance the character or appearance of the Conservation Area, contrary to IDP Policy GP4;
 2. The proposed development does not respect the character of the local built environment, contrary to IDP Policy GP8(c);
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OFFICER'S REPORT

Site Description:

The property known as 'Panorama Cottage' is a late 19th century three storey dwelling which is the most southerly one of a terrace of four dwellings. Panorama Cottage stands in an elevated position above South Esplanade on the eastern side of The Strand where it appears as a single storey, end of terrace dwelling. The building has two further lower storeys of accommodation on the seaward side which provide expansive views from the rear, east-facing windows across to Havelet Bay, Castle Cornet and beyond. The scale of the property and its associated garden is evident from the southern approach to the property, including large supporting 'buttress' walls. The site is immediately west of and above Helvetica Court.

The site is located within a Main Centre and a Conservation Area as defined by the Island Development Plan.

Relevant History:

A pre-application enquiry earlier in 2026.

FULL/2022/0178 - Erect outbuilding to west boundary, alter retaining wall and install railings to east boundary, demolish section of roadside wall and alter ground levels to create vehicular access and parking area (retrospective) – Approved May 2022.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to erect a 6.2m x 3.0m conservatory on the 7.5m x 3.4m third floor balcony on the east (rear) elevation.

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

GP4: Conservation Areas
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Representations:

None.

Consultations:

None.

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

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 application site lies within the St Peter Port Conservation Area, specifically within the Old Town Character Area, which includes the distinctive Hillside Town, a townscape of exceptional quality that is highly valued by residents and visitors.

The application property forms the southern end of a short terrace of modest historic dwellings. Viewed from The Strand, the terrace presents as a largely single-storey group of buildings. However, owing to the steep topography, the buildings are experienced as three-storey structures when viewed from the east. The terrace is characterised by relatively simple forms, shallow pitched roofs and chimney stacks. The buildings have been extended to the east at lower ground floor levels and some have an external terrace at ground floor level. Importantly, none of the properties have been extended at The Strand level. As a result, the original form and rhythm of the terrace remains readily legible despite the presence of lower-level rear additions.

The application site is located at the southern end of Les Echelons. The South Plantation includes several mature trees that help to screen the application site from short distant views. However, this screening is reduced during the winter months when the trees lose their leaves. Clear views to the application site area available from Castle Emplacement and Castle Cornet and La Vallette.

Assessment against Policy GP4.

The Conservation Area Appraisal identifies that the character of the Hillside Town is derived from a consistent pattern of tall, narrow buildings with simple forms, strong vertical proportions and a high solid-to-void ratio. The appraisal further notes that even small-scale alterations can, both individually and cumulatively, erode the special character and appearance of the Hillside Town. Extensions to historic buildings must be assessed on a case-by-case basis, taking account of the architectural composition of the building and its contribution to the character and appearance of the Hillside Town.

Whilst the existing lower-ground-level extensions remain visually subordinate to the original terrace and allow its form and composition to be understood, the proposed ground-floor extension would extend development into an area that presently remains undeveloped. Consequently, the proposal would interrupt the simple built form that currently allows the terrace to be appreciated as a coherent group of historic dwellings. The extension would diminish the legibility of the original terrace, particularly in views from Castle Cornet, Castle Emplacement and La Vallette.

The cumulative effect of the existing lower-level additions and the proposed extension would further erode the simple and recognisable form of the terrace, resulting in harm to the character and appearance of the Conservation Area.

It is also noted that the property has previously benefited from extensions at the lower-ground levels, which have provided additional accommodation. That application was approved prior to the publication of the Hillside Town Study, and its effect on the character and appearance of the Hillside Town was considered to be acceptable because the terrace of buildings remained legible.

The proposal would result in harm to the character and appearance of the St Peter Port Conservation Area and the Hillside Town. There are no public benefits arising from the proposal. The benefits arising from the development are limited to the private interests of the occupier and are insufficient to outweigh the identified harm to the Conservation Area. The proposal is therefore contrary to Policy GP4 of the Island Development Plan

and the guidance contained within Section 5 the Study of the Hillside Town (December 2021).

Assessment against Policy GP8.

Policy GP8 has seven criteria which summarise the preceding supporting text. Whilst the preceding text has the same weight, the seven criteria provide useful headings to assess the application:

a) achieve a good standard of architectural design, including the design of necessary infrastructure and facilities

A good standard of architectural design will positively respond to its context which is especially important when designing in Conservation Areas. Given that the application has been assessed against and found to have a negative effect on the Conservation Area, it follows that the development does not achieve a good standard of architectural design. Given the application is limited to an extension the necessary infrastructure and facilities are not relevant.

b) demonstrate the most effective and efficient use of land

The application is considered to meet this criterion.

c) respect the character of the local built environment or the open landscape concerned

The criterion is assessed above under GP4, where it was concluded that the development does not meet GP4. It therefore follows the application does not meet this criterion.

d) 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 criterion is explained in more detail in Annex I of the IDP. The main points are:

- The objective to build at high densities will be balanced against (i.e. will not override) the need to create acceptable living and working environments
- The Annex does not repeat the Building Regs or Guernsey Technical Standards (GTS)
- There are no rigid standards or figures for amenities provision because each site and use will have its own particular amenities considerations and requirements which could be achieved in a number of ways
- Matters that must be considered are:
 - Internal space provision,
 - Privacy
 - aspect/outlook
 - access to external open space
 - daylight/sunlight.

Annex I provides an explanation of each of the above and that a design process is necessary to achieve a satisfactory design.

It is considered that the application meets this criterion.

- e) provide soft and hard landscaping where this reinforces local character and distinctiveness and/or mitigates the impacts of development and/or contributes to more sustainable construction*

This criterion is not relevant to this application.

- f) demonstrate accessibility to and within a building for people of all ages and abilities*

This criterion is not relevant to this application.

- g) with regard to residential development, offers flexible and adaptable accommodation that is able to respond to people's needs over time*

This criterion is not relevant to this application.

In conclusion, the proposal does not comply with Policy GP4 or criteria a) and c) of policy GP8, therefore the recommendation for this application is 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 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: 19/08/2026