

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: Erection of single storey extensions to side (south) and rear (west) elevations, including first floor balcony over western extension, replacement windows, new rooflight and patio area.

LOCATION: The Lodge, Orchard Hill, Rozel Road, St. Peter Port.

APPLICANT: Mr P & Mrs M Boyd

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: 12/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/06/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 26-1696-P1 PD/01, 02

Application Ref: FULL/2026/1055

Property Ref: A208380000

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 11/08/2029 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 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/2026/1055
Property Ref: A208380000
Valid date: 30/06/2026
Location: The Lodge Orchard Hill Rozel Road St. Peter Port Guernsey
GY1 2DY
Proposal: Erection of single storey extensions to side (south) and rear
(west) elevations, including first floor balcony over western
extension, replacement windows, new rooflight and patio
area.
Applicant: Mr P & Mrs M Boyd

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.

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.

OFFICER'S REPORT

Brief Description of the site:

Orchard Hill originally included two dwellings, but one of them was replaced by a new dwelling to the rear, The Lodge, and Orchard Hill has been extended over the area of the former second dwelling.

The Lodge is a detached, two-storey, flat roof dwelling with render and timber clad exterior. There is a lean-to conservatory to the south and a raised patio area to the west and north. Large first floor glazing exists to the west elevation.

The application proposes the erection of a single-storey flat roof extension to the west of the dwelling with a roof terrace over. The extension will connect to a single-storey mono-pitched roof extension projecting close to the west site boundary and with east facing solar panels. The extensions to the west will contain new open plan living, kitchen and dining space and lead out onto an area of decking to the north with steps down to the garden and courtyard area to the south. A single-storey flat roof extension is also proposed to the south of the dwelling to provide an entrance porch and a new en-suite bathroom. The extensions have been designed with a rendered exterior and fenestration to match the remainder of the property.

The site is located in a Main Centre Outer Area and Conservation Area as designated in the Island Development Plan.

Relevant History:

2007 – Demolish exiting residential unit and erect replacement dwelling and extend and alter dwelling, PIP approved

2008 – Demolish exiting residential unit and erect replacement dwelling and extend and alter dwelling, PMT approved

Several subsequent variations approved

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

Island Development Plan policies:

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

The extensions and other alterations represent a satisfactory standard of design that respects the existing dwelling and the local built environment. As a backland plot the single-storey development proposed will not be highly visible in the wider area and with Important Open Land to the south and west the scheme will not result in unacceptable overlooking or overshadowing of neighbouring properties. The siting of the roof terrace, behind the eastern two-storey dwelling will preserve the amenities currently enjoyed by the occupiers of Orchard Hill.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

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 recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 07/08/2026

