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: Demolish chimney to north (rear) elevation, install rooflights to south (front) and north (rear) elevations and alter fenestration.

LOCATION: Andalasia, Grange Road, St. Peter Port.

APPLICANT: Preston Wu & Jingjing Qi

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: 12/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Brian R Martel: 4306.02.01, 02 Rev A, 03 Rev A, 04 Rev A,

Application Ref: FULL/2026/1099

Property Ref: A114550000

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 plans, the replacement windows hereby approved shall be of the same design, dimensions and opening configuration as the existing windows and may be constructed in aluminium, PVCu or timber.

Reason - To define the permission for the avoidance of any doubt and to protect the character and appearance of the surrounding Conservation Area.

5.The replacement front door hereby approved shall match the existing door in terms of its design, detailing and appearance.

Reason - To define the permission for the avoidance of any doubt and to protect the character and appearance of the surrounding Conservation Area.

Expiry Date: This permission will cease to have effect on 11/11/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/1099
Property Ref:	A114550000
Valid date:	10/07/2026
Location:	Andalasia Grange Road St. Peter Port Guernsey GY1 2QH
Proposal:	Demolish chimney to north (rear) elevation, install rooflights to south (front) and north (rear) elevations and alter fenestration.
Applicant:	Preston Wu & Jingjing Qi

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 plans, the replacement windows hereby approved shall be of the same design, dimensions and opening configuration as the existing windows and may be constructed in aluminium, PVCu or timber.

Reason - To define the permission for the avoidance of any doubt and to protect the character and appearance of the surrounding Conservation Area.

5. The replacement front door hereby approved shall match the existing door in terms of its design, detailing and appearance.

Reason - To define the permission for the avoidance of any doubt and to protect the character and appearance of the surrounding Conservation Area.

OFFICER'S REPORT

Brief Description of the site:

The property, presently known as "Andalasia", is a traditional detached dwelling located to the north of Grange Road, St. Peter Port. The site is located within a Conservation Area in a Main Centre Inner Area as designated in the Island Development Plan.

Although the application property is not itself a protected building, the building to the west, La Grange, is a protected building and there are other protected buildings in the locality.

Relevant History:

FULL/2017/2515	Install external render system to gable (west elevation).	Granted 23/11/2017

Existing Use(s):

Residential – Use Class 1

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:

GP4 Conservation Areas
GP5 Protected Buildings (setting)
GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Conclusion/Brief comment:

As originally submitted, planning permission was sought for the demolition of an existing chimney on the north (rear) elevation, the construction of a large flat-roofed dormer window on the rear roof slope, the installation of rooflights on the south (front) elevation, and alterations to the fenestration.

Following assessment of the initial submission, concerns were raised regarding the scale and design of the proposed rear dormer, the positioning of two higher-level rooflights on the front elevation, and the replacement front door. As proposed, these elements would have been visible from public vantage points within the surrounding area and were considered likely to have a detrimental impact on the character and appearance of the Conservation Area, as well as the setting of the adjacent protected building. The application was therefore deferred to allow revised drawings to be submitted.

Revised drawings have since been received. The rear dormer has been omitted from the scheme, together with the two higher-level front rooflights. The revised proposal now comprises the demolition of the existing chimney, the installation of rooflights on the front elevation, and alterations to the fenestration (replacement of all doors and windows), including the lowering of the rooflights within the rear roof slope. In addition, a note on the submitted drawings confirms that the existing front door will be replaced on a like-for-like basis, replicating its current design, detailing and appearance.

The revisions have satisfactorily addressed the concerns identified during the assessment of the original scheme. The proposed works are considered sympathetic to the design and character of the host building, preserve the character and appearance of the surrounding Conservation Area, and would not adversely affect the setting of the nearby protected building. Accordingly, the proposal is considered to comply with Policies GP4, GP5 and GP8.

The alterations would not harm the amenities of any nearby residential properties or effect highway safety.

Confirmation has been received that the development proposed 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.

Recommendation:
Grant with Conditions ☑

Date: 11/11/2026