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: Erect dwelling and associated works.

LOCATION: 65 Hauteville, St. Peter Port.

APPLICANT: Frairie Developments Ltd

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: 19/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7758-02-B1B, B2 & B3 & Design & Sustainbility Report

Application Ref: FULL/2026/1140

Property Ref: A40665A000+A406660000

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. The development hereby permitted shall be constructed in accordance with the details set out in the Design and Sustainability Report (ref:7758-02) received on 16/10/2026 and in accordance with the details shown on the approved plans regarding solar panels. There shall be no occupation of the dwelling approved until the solar panels shown on the approved plans have been installed and made operational.

Reason - In the interests of sustainable development.

5. Prior to the commencement of any work in connection therewith details of the secure and covered cycle parking indicated on the approved plans shall be submitted to and agreed in writing by the Authority, and no part of the building or development hereby permitted shall be used or occupied until the agreed scheme has been fully implemented.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 18/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:

Please find enclosed a copy of comments made by Building Control. Please ensure that these comments are properly considered in carrying out development.
The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210.

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/2026/1140
Property Ref:	A40665A000+A406660000
Valid date:	30/07/2026
Location:	65 Hauteville St. Peter Port Guernsey GY1 1DG
Proposal:	Erect dwelling and associated works.
Applicant:	Frairie Developments Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To encourage the use of bicycles as an alternative to the car.

INFORMATIVES

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on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage
Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210.

OFFICER'S REPORT

Brief Description of the site:

65 Hauteville is an end of terrace property with render exterior and pantile roof with dormers to the front and rear roofslopes along with a rooflight to the rear. Sash windows are situated to the front and rear elevations although the number of first floor windows to the rear of the property is limited. A single-storey, pitched roof extension and a hipped roof conservatory are situated to the rear of the property.

The application site is separated from the garden area of no. 65 by a 1.8m high fence. The application site is undeveloped garden/grassed area. The northeast and southwest site boundaries are marked by granite walls (varied heights). There are various windows in the southwest elevation of 63 Hauteville facing towards no. 65 and the application site.

The application relates to the erection of a detached, two-storey dwelling to the northwest and within the garden of 65 Hauteville. The dwelling has been designed with a render exterior and pantile roof. The windows are indicated to be sashes and a roof light is proposed to both the front and rear roofslopes. The dwelling would offer open plan living, kitchen and dining on the ground floor leading out to a patio and steps up to the garden, to the southeast of the dwelling along with a hallway and cloakroom whilst two bedrooms (one en-suite) and a bathroom are proposed at first floor level. The rooflights would sit over the landing/stairs.

To the front/northwest refuse and cycle storage are shown to be provided. The scheme does not provide any off-road parking provision.

The application has been accompanied by a statement to address Policy GP9: Sustainable Development and GP8: Design of the IDP. Solar panels are noted to be provided to the eastern roofslope. Following the deferral of the application further clarification was provided regarding the right of way to the site via 65 Hauteville which has been confirmed to be via an existing passageway.

The site is located in the Main Centre, Conservation Area and Archaeological Area as designated in the Island Development Plan. Many surrounding buildings are protected.

Relevant History:

FULL/2024/1104 - Erect dwelling and associated works and demolish section of wall to create vehicle access to south boundary - granted

Pre-application advice was sought in this case.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation	x	visual amenity acceptable	x
accords with policy	x	no material neighbour impact	x
within curtilage	x	traffic not affected	x
design acceptable	x		

Policies considered most relevant:

Island Development Plan policies:
MC2: Housing in Main Centres and Main Centre Outer Areas
GP4: Conservation Areas
GP5: Protected Buildings
GP7: Archaeological Remains
GP8: Design
GP9: Sustainable Development
IP6: Transport infrastructure and support facilities

Annex I: Amenities
Charroterie Valley Conservation Area Appraisal
Parking Standards and Traffic Impact Assessment SPG (2016)

Conclusion/Brief comment:

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings and Conservation Areas, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved.

The principle of erecting a dwelling on this site has been established through the grant of permission in 2024 (see planning history above) and there have been no changes in planning policy that would alter the conclusion that this is a modest development in a Main Centre location supported by Policy MC2. There have been no significant design alterations which was previously considered acceptable having regard to its siting in a Conservation Area. The two-storey development as approved and proposed represents efficient and effective use of land but also a development that offers flexible (including via extension) and accessible accommodation that can respond to the changing needs of occupiers. Stepped garden access has also been removed since the 2024 permission which represents an improvement from that previously approved scheme. The revised proposals remain satisfactory when considering Annex I and the amenities of future occupiers.

The position of the building has altered and the internal accommodation (and so fenestration) has been handed as the main garden area has been switched from the southeast to the northwest and the entrance door is now to the southeast elevation in order to provide access from the right of way via Hauteville. The revised siting will not result in any significant change in the development. In terms of potential for overlooking and loss of privacy it is noted that fenestration to the rear of 65 Hauteville is limited and the change from bathroom to bedroom windows in the southeast elevation of the proposed dwelling will not generate an unacceptable degree of overlooking in this urban location, where properties are situated close to one another and where mutual overlooking between terrace properties currently exists.

The first-floor fenestration to the northwest is both set away from surrounding neighbours and 2 of the 3 windows will serve bathrooms so will not generate unacceptable overlooking and loss of privacy in line with the aims of Policy GP8.

There has been a minor adjustment to the position of the dwelling in its plot however it remains the case that development will be lower than the terrace of properties fronting Hauteville and will be viewed in the context of these surrounding buildings and that the design and materials proposed will conserve the character and appearance of
the Conservation Area in line with Policy GP4 and GP9 of the Island Development Plan. The previously approved scheme did include a condition about site landscaping however, as the front and rear garden areas will be screened from public view by the retained boundary walls this is no longer considered justified.

The proposed dwelling is situated in a garden area, away from the adjoining protected buildings and will not result in harm to the setting of the rear elevations of these adjacent protected buildings in accordance with Policies GP5 and GP9 of the IDP. The site is
within St Peter Port and identified in Annex VIII to the IDP as part of a wider area area known for prehistoric, Roman and mediaeval archaeological interest. An informative note may be placed on a decision to highlight this in order to afford the States Archaeologists to monitor the site during the development phase, in line with Policy GP7.

Although no on-site parking is proposed, which is explained as being as a result of failed discussions with the owner of the adjoining access roadway, this is a sustainable location where there is no requirement in the SPG for on-site parking to be provided. There is public, on-street parking available in the locality and a single additional dwelling will not result in an unacceptable increase in demand or pressure on the local road network. There are no grounds on which to refuse permission due to a lack of off-street parking.

The scheme remains compliant in relation to the provision of secure and covered cycle parking as required by IP6. The application has been accompanied by a Design and Sustainability Report that addresses Policy GP9. The report and drawings show the installation of solar panels. Both these matters can be controlled by planning condition.

Comments received from Building Control are appended to the decision.

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.

Subject to relevant planning conditions, it is recommended permission is granted for the proposed development.

Recommendation:
Grant with Conditions [x]

Date: 13/10/2026