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 part of dwelling, extend and alter at ground and first floor levels and create second floor level. Erect new double garage.

LOCATION: Spindrift, Village De Putron, Becquet Road, St. Peter Port.

APPLICANT: Mr J Carpenter

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: 02/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 35.20E, 25, 30

Application Ref: FULL/2026/1141

Property Ref: A41083A000

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 submitted plans, no development shall begin on site until a scheme for the treatment and means of enclosure of the application site boundaries, specifically the north, south and west boundaries has been submitted to and agreed in writing by the Authority. No use or occupation of the extension hereby permitted shall begin until the agreed scheme for boundary treatment has been fully completed and thereafter retained at all times.

Reason - To secure the satisfactory appearance of the completed development.

5. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

i) the treatment proposed for all ground surfaces, including hard areas;
ii) full details of tree and hedge planting;
iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

6. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 5, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

7. The 1.8m high screen to the south elevation of the balcony on the front (west) elevation shall be obscure glazed which shall thereafter be retained at all times. Details of the glazing specification shall be previously agreed in writing by the Authority. No changes shall be made to this screen at any time.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

8. The northern most section of glazing serving bedroom 2 and the southern most section of glazing serving bedroom 3, marked acid etched glass on drawing number 35.20E shall be glazed with obscure glass which shall thereafter be retained at all times. Details of the glazing specification shall be previously agreed in writing by the Authority. No changes shall be made to these windows nor shall any additional windows be inserted in these elevations.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

9. The first floor window in the south elevation serving the shower room shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times. No changes shall be made to this window nor shall any additional windows be inserted in this elevation.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

10.The roof lights hereby approved on the front elevation shall not exceed 780mm x 980mm (Velux size MK04 or equivalent product) unless otherwise agreed in writing by the Authority.

Reason - For the avoidance of doubt and to secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 01/09/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
Attention is drawn to the need to obtain the relevant Water Pollution Licence from Guernsey Water prior to the commencement of work on 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/1141
Property Ref:	A41083A000
Valid date:	17/07/2026
Location:	Spindrift Village De Putron Becquet Road Becquet Road St. Peter Port Guernsey GY1 2TQ
Proposal:	Demolish part of dwelling, extend and alter at ground and first floor levels and create second floor level. Erect new double garage.
Applicant:	Mr J Carpenter

RECOMMENDATION - Grant: Planning Permission with Conditions:

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INFORMATIVES

Attention is drawn to the need to obtain the relevant Water Pollution Licence from Guernsey Water prior to the commencement of work on site.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Spindrift' is a 1960/70's two storey hipped roof detached dwelling with a flat roof element to the west which curves towards the northern site boundary. The property is situated above the east coast cliffs, with the access road, Village de Putron, to the west and neighbouring properties to the north and south. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2023/1035 - Demolish part of existing dwelling and garage, extend and alter dwelling and erect new double garage – granted July 2023.

FULL/2020/0824 - Demolish part of existing dwelling and garage, extend and alter dwelling and erect new double garage – granted July 2020.

FULL/2017/0948 - Demolish part of existing dwelling and garage, extend and alter dwelling and erect new double garage – granted June 2017.

FULL/2013/3788 - Demolish part of existing dwelling and garage, extend and alter dwelling and erect new double garage – granted June 2014.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Consultations:

The Office of Environmental Health and Pollution Regulation.
"*This Department is aware that the property is currently served by a septic tank drainage system. Under the provisions of the Environmental Pollution (Water Pollution) Ordinance, 2022 any property relying on a septic tank for foul drainage is required to obtain a Water Pollution Licence.*

Accordingly, should planning permission be granted, this Department requests that a planning condition be attached requiring the applicant to obtain the relevant Water Pollution Licence, if not already done so, before any development or associated works commence, as approved under this application."

Conclusion/Brief comment:

The application seeks to replace the planning permission granted in 2023 which expired on 17 July 2026. The application proposes to:

Demolish southern section of dwelling, demolish flat roof extension and garage to front of dwelling, raise ridge height by 0.5m and alter roof form to a pitched roof, erect two storey pitched roof extension to south of dwelling projecting 3.5m from the existing southern gable, erect two storey crescent shaped glazed extension to

the rear and erect single storey pitched roof double garage attached to the front elevation. In addition, it is proposed to erect a 2½ storey turret feature to the front of the dwelling containing a spiral staircase, a first floor balcony to the front and a second floor balcony to the rear. The works would be finished with rendered walls, a rosemary tiled roof and colour coated aluminium fenestration.

The principle of extending the dwelling has been established through the grant of planning permission in 2001, 2014, 2017, 2020 and most recently in 2023 with the current Island Development Plan. The assessment of the site in 2017 is as follows;

"*Whilst the proposal would result in a considerable increase to the scale and massing of the dwelling, the immediate vicinity includes a number of dwellings of substantial size, including the adjacent properties to the north and south and the scale of the proposed dwelling would not be out of place.*

Despite the increase to the scale and massing of the dwelling, the extensions would not project significantly beyond the rear elevation of the neighbouring dwelling to the north. The two storey extension to the south gable projects towards the neighbouring boundary. However, the extension would be set back a minimum of 1m from the boundary and together with its orientation, to the north of the neighbouring property, it is considered that the proposal is unlikely to cause any significant overshadowing or overbearing impact on neighbouring properties.

The extension proposed is considered to be acceptable and appropriate in this location where the design and appearance of properties is varied.

The submitted scheme incorporates obscure glazing in the northern and southern most glazed panels at first floor level in the rear extension, a 1.8m high obscure glazed screen to the south elevation of the balcony on the front elevation, in addition the rear balcony does not project onto the proposed rear extension. The remaining window in the south elevation at first floor level serves a bathroom and it is recommended that this window is obscure glazed to maintain privacy, this matter can be controlled by planning condition. The application site and neighbouring properties to the north and south currently overlook one another from rear balconies, reducing the level of privacy currently enjoyed. Taking this into account, the measures incorporated are considered to be adequate to safeguard the privacy of neighbouring residents and the proposal would have no material additional adverse effects on neighbouring amenity.

Whilst mature trees and shrubs exist on the site the removal of the shrubs does not require planning permission. The removal of existing trees from the site is considered acceptable subject to appropriate replacement planting in the interests of the visual amenities and character of the area. It is unclear what is proposed regarding the existing planting and mature trees on the site, particularly forward of the dwelling, and whether any alterations are proposed to the western most boundary around the parking area. The existing planting makes a positive contribution to the character and appearance of the area and details of the boundary treatments and landscaping

should be requested prior to the commencement of works as part of a planning condition. The control of landscaping by condition should address concerns raised through the public consultation process with regard to trees and shrubs that currently exist on site.

The concerns expressed regarding the proximity of the extension to the site boundary have been noted. There is no requirement in planning for new buildings to be set away from site boundaries. Where development is situated on a boundary matters relating to maintenance are a private civil matter and cannot be considered as part of a planning application. The position of a building in relation to a boundary will be assessed through the Building Regulations in order to ensure appropriate materials are used with regard to fire regulations however the Building Regulations are entirely separate from planning legislation and would not prevent the grant of planning permission."

As this application is for exactly the same scheme, the above assessment still stands. There have been no changes in the policies against which an application would be assessed nor to the neighbouring properties or the area in general. The boundary treatments remain as tall mature planting, and therefore the proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to relevant conditions having regard to those previously imposed.

Policy GP9: Sustainable Development seeks to ensure all new development takes into account the use of energy and resources and any adverse impacts on the environment. There has been sufficient information provided with the application to comply with the requirements of this policy.

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: 01/09/2026