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: Install dormer window and alterations to fenestration to east (front) elevation, install rooflight to west (rear) elevation.

LOCATION: Water's Edge, Villa Des Camelias, La Couture, St. Peter Port.

APPLICANT: Ms C Murphy

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: 14/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Vaudin & Associates Ltd: 26-028-02A

Application Ref: FULL/2026/1153

Property Ref: A208520000

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 cill height of the roof light hereby approved to the rear (west) elevation shall be installed at no less than 1700mm above finished floor level.

Reason - To protect the amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 13/09/2029 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/2026/1153
Property Ref:	A208520000
Valid date:	21/07/2026
Location:	Water's Edge Villa Des Camelias La Couture La Couture St. Peter Port Guernsey GY1 2EL
Proposal:	Install dormer window and alterations to fenestration to east (front) elevation, install rooflight to west (rear) elevation.
Applicant:	Ms C Murphy

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

The application site consists of a mid-terrace, two storey property located to the west of La Couture. The property forms part of a larger traditional building which forms the corner between La Couture and Collings Road.

The property stands within a Conservation Area and Main Centre Outer Area as designated in the Island Development Plan.

Planning permission is sought to install a dormer window to the front (east) elevation and install a rooflight to the rear (west) elevation.

The application was deferred to improve the detailing of the dormer window to the front of the building to respect and conserve the character and appearance of the Conservation Area.

The agent has amended the design of the dormer window and incorporated a 'cold' roof construction to limit its profile, thickness and improve its detailing, in attempt to overcome the concerns raised.

Relevant History:

Reference No	Description	Decision	Date
PREA/2026/0228	Replace wooden windows and doors with UPVC and replace one velux window with larger dormer.	Pre-application enquiry	2026
PREA/2019/1118	Install dormer window and rooflight.	Pre-application enquiry	2019
PAPP/2003/1452	Variations to works previously approved (conversion of roofspace to habitable accommodation)	Refusal	2003
PAPP/2002/2896	Vary works previously approved - install additional rooflights	Granted	2002

Existing Use(s):

Residential.

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
GP8	Design
GP9	Sustainable Development
GP13	Householder Development

Conclusion/Brief comment:

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.

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay *"special attention to the desirability of preserving and enhancing the character and appearance"* of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that "*proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area*."

In light of the amendments secured, the proposed dormer window is proportionate to the roof slope in question, central to fenestration at first floor level, and will be set between two projecting gable ends to the north and south. The face and cheeks of the dormer will be cladded in natural slate. Overall, the proposal will not be unduly visible in the street scene and achieves an acceptable standard of design by virtue of the size, siting, detailing and materials. Given that the dormer window will be 'read' against other windows and is setback from neighbouring properties on the opposite side of La Couture, the resultant overlooking effect is not considered to be significant.

Towards the rear, the incorporation of a roof light will not be visible in the Conservation Area. Furthermore, given that the roof light will be installed at 1.7m above finished floor level the roof light will not lead to overlooking, despite its close proximity to the neighbouring boundary.

Overall, the proposal will not have a detrimental impact on the character or appearance of the Conservation Area or significantly affect the amenities of

neighbouring residents when taking into account the built form of the surrounding area which features similar types of development.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:
Grant with Conditions ☑

Date: 09/09/26