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: Raise and alter roof ridge height and extend and alter at ground floor level and 1st floor level.

LOCATION: St Elmo, Rohais, St. Peter Port.

APPLICANT: Mr & Mrs G Forino

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: 28/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A: 7959-01 B1, B2A, B3A

Application Ref: FULL/2026/1179

Property Ref: A207020000

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 first floor windows to the north and west elevations, as shown on drawing ref:7959-01 B2A and B3A, shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

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

5. Full details of the cladding material hereby approved shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

Reason - The information submitted is ambiguous. This condition is required to ensure the approved cladding material is acceptable in order to conserve the character and appearance of the Conservation Area (Policy GP4) and in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 27/09/2029 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/2026/1179
Property Ref:	A207020000
Valid date:	23/07/2026
Location:	St Elmo Rohais St. Peter Port Guernsey GY1 1YL
Proposal:	Raise and alter roof ridge height and extend and alter at ground floor level and 1st floor level.
Applicant:	Mr & Mrs G Forino

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached two storey building located on a corner plot that fronts onto Rohais and Courtil St. Jacques. The property is served by a vehicular access and parking area to the north of the dwelling, while a pedestrian gate provides access onto Rohais.

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

Planning permission is sought to raise and alter the ridge height of the property and to extend and alter the building at ground and first floor level.

The ridge height of the property will be raised by approximately 500mm.

The extension at ground floor level, to the east of the property, will serve as a porch, bathroom and snug, while a proposed dining area will feature towards the west of the building.

The proposal also seeks to 'square-off' the north elevation of the property, which will serve as a proposed utility room.

At first floor level, the property features a new en-suite to the west of the dwelling, located above the proposed dining room.

The proposal also features new obscure windows being installed on the north and west elevations serving bedroom 3, and two ensuites, while bedroom 2 will feature clear glass.

The new roof will be finished in natural slate, with Crittal style windows, with smooth rendered walls for the extensions, and will feature external insulation on the other parts of the house.

The application was deferred as overlooking concerns were raised with regards to the proposed window serving bedroom 2 and its close proximity and relationship to the neighbouring property to the west.

In response, the agent has raised the cill height of the window serving bedroom 2 to 1.7m above finished floor level, as well as incorporating obscure glazing on the proposed ensuite serving bedroom 1, in attempt to overcome the concerns raised.

Relevant History:

Reference No	Description	Decision	Date
PREA/2026/0910	Extend and alter dwelling	Pre-application	2026
FULL/2023/0200	Variation to previously approved plans to erect single storey extensions to east, west and north elevations - Erect two storey extension to east elevation.	Granted	2023
FULL/2022/1977	Erect single storey extensions to east (front), west (rear) and north (side) elevations.	Granted	2022
FULL/2021/2013	Demolish garage, erect two storey extension to north (rear) elevation, single storey extension to east (side) elevation and alterations to fenestration.	Granted	2021

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."

With regards to works in relation to protected buildings and within Conservation Areas, Policy GP8 (Design) requires development to achieve a high standard of design in order to respect the sensitive nature of the site and surroundings.

In this case, the existing hipped roof dwelling makes a positive contribution to the Conservation Area, and therefore any alteration and extension proposed would need to make an equal (conserve), or enhanced effect, to the Conservation Area.

The increase to the ridge height of the property is limited and the general hipped roof design of the replacement roof complements the existing style of the roof and other properties found in the Conservation Area.

Corner plots are typically sensitive to design given their prominence in the street scene, as well as their spatial relationship to nearby buildings, structures and the public realm in the wider area. Although in this case, careful consideration has been given to the siting of a single storey lean-to extension to the side (east) of the building, adjacent to Courtil St. Jacques. By virtue of the scale, bulk and form of the extension, will ensure that this spatial and visual relationship in the Conservation Area is not adversely affected. However, it is important to ensure that full details of the cladding is conditioned accordingly given that no details have been specified on the drawings submitted and that the cladding would be highly visible in the public realm given its proximity to the east boundary.

To the west, the proposed two storey extension, which will infill the south-west corner of the property, achieves an acceptable standard of architectural design.

Towards the north, the two storey extension results in a design that is subservient and proportionate to the original part of the house when taking into account its scale and roof form, and also appears to be inset from the proposed external insulated walls of the main dwelling which will help to 'break-up' the visual mass of the extension.

Overall, the extensions and alterations proposed results in a comprehensive design (Policy GP8) that respects the surrounding built environment in terms of their siting, mass, scale, materials and appearance. The Conservation Area would not be adversely affected as a result of the development, and therefore the proposal would conserve its character and appearance in light of Policy GP4.

In light of the amendments secured, the proposal will not result in overlooking towards the neighbouring property to the west to raise serious concerns when taking into account the incorporation of high level and obscure windows along the west elevation at first floor level.

In addition, the existing first floor windows serving the neighbouring property to the west results in overlooking when looking back towards the application site, and therefore a degree of overlooking already exists between these two properties.

Similar to the west, the proposed north elevation incorporates obscure glazing which again will mitigate overlooking concerns to safeguard the amenities of neighbouring residents. Due to the rooms that these windows serve, potential time that they may be opened, the level of overlooking that already exists between properties, and that they are likely to serve as a means of escape under the Building Regulations, would not give sufficient weight to ensure that they are fixed shut by condition.

Any additional overlooking to the east is considered to be negligible when taking into account the existing fenestration as well as the distance and relationship to neighbouring properties.

It is reasonable and necessary to ensure that the windows shown to be obscure glazed are conditioned accordingly in the interests of protecting the amenities of neighbouring residents.

Despite the close proximity between the proposed extensions to neighbouring boundaries, the proposal is not considered to result in undue harm with regards to overshadowing or have an overbearing effect when taking into account its orientation and relationship to other properties.

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: 24/09/26