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 replacement roof, captain's dormer window and rooflight with enlarged dormer window to south (rear) elevation.

LOCATION: Roland House, Rouge Rue, St. Peter Port.

APPLICANT: Mr & Mrs Clarke

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: 05/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch+: 259-4-401, 402, 403, 404, 405 & 406.

Application Ref: FULL/2026/1241

Property Ref: A109190000

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 details, the proposed captains dormer cheeks shall be finished in natural slate to match the main pitched roof.

Reason - To conserve the character and appearance of the Conservation Area.

Expiry Date: This permission will cease to have effect on 04/10/2029 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/2026/1241
Property Ref:	A109190000
Valid date:	28/07/2026
Location:	Roland House Rouge Rue St. Peter Port Guernsey GY1 1ZE
Proposal:	Install replacement roof, captain's dormer window and rooflight with enlarged dormer window to south (rear) elevation.
Applicant:	Mr & Mrs Clarke

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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Reason - To conserve the character and appearance of the Conservation Area.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Roland House' is a mid-19th century semi-detached two and a half storey town house, which is set back (at a higher level than the road) from and faces north onto Rouge Rue. The other semi is attached to the east and there is another neighbour to the west, a block of flats to the south and other neighbours across the road to the north. The property is located in the St Peter Port Main Centre Outer Area and Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2022/1975 - Extend at ground floor level and 1st floor level, install external staircase to create terrace at 2nd floor level and alterations to fenestration to south (rear) elevation – Approved February 2023.

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:

GP4: Conservation Areas
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

This application is to re-roof the property and replace the Captains dormer to the front elevation, replace the rooflight on the west facing roof slope and to enlarge the

rear dormer, from three separate small dormers to one large dormer with two windows and a doorway leading out onto the existing terrace.

At present there are three windows within the roofline so there is already a degree of overlooking into the neighbours garden, the new large dormer will have two windows and a door opening onto the existing terrace which is on the west side of the roof away from the visible neighbour. The proposal would result in a degree of overlooking, however, taking into account the existing relationship, the proposal is unlikely to have an additional material adverse effect on the amenities of neighbouring residents.

The scale and mass of the rear dormer window and its projection beyond the hipped roof to the west does not achieve a high standard of design. However, by virtue of its siting to the rear of the dwelling and adjacent to a high gable wall on the neighbouring property, the proposal would have a neutral effect on the character and appearance of the Conservation Area and it would not cause sufficient harm to the appearance of the surroundings and the character and amenity of the locality to outweigh the support and flexibility for extensions and alterations to existing residential buildings as set out in Policy GP13. As a result, the proposal does not conflict with Policies GP4, GP8 and GP13.

To ensure the captains dormer on the front elevation of the property achieves a high standard of design, it is recommended that the cheeks of the dormer are finished with natural slate. This can be dealt with by condition.

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.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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: 05/10/2026