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 porch and extension, erect single storey extension and dormer window to east (rear) elevation and install rooflight to west (front) elevation, alter roadside wall and create gated pedestrian access to north boundary (Revised Scheme).

LOCATION: Fulmar Cottage, Route De Rocquaine, St. Pierre Du Bois.

APPLICANT: Mr J Dickinson

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: 27/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 437 D2, D3, D4, D5, D6 & D11.

Application Ref: FULL/2026/1258

Property Ref: F011360000

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.

Expiry Date: This permission will cease to have effect on 26/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application 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/2026/1258
Property Ref:	F011360000
Valid date:	07/09/2026
Location:	Fulmar Cottage Route De Rocquaine St. Pierre Du Bois Guernsey GY7 9HT
Proposal:	Demolish porch and extension, erect single storey extension and dormer window to east (rear) elevation and install rooflight to west (front) elevation, alter roadside wall and create gated pedestrian access to north boundary (Revised Scheme).
Applicant:	Mr J Dickinson

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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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.

INFORMATIVES

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

OFFICER'S REPORT

Site Description:

The property known as 'Fulmar Cottage' is a one and a half storey traditional cottage which is set slightly back from and faces west onto Route de Rocquaine.
Neighbouring cottages are to the north and south, the coast is across the road to the west and beyond the garden to the east is open land. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2026/0664 - Demolish porch and extension, erect 2-storey extension to west (rear) elevation, install rooflights to east (front) elevation – Refused June 2026:
The proposed extension, by virtue of its scale, mass and bulk and its position in proximity to adjoining properties, would be unacceptably overbearing and would detract significantly from the amenities that neighbouring residents might reasonably expect to enjoy, contrary to Policies GP8 and GP13 of the adopted Island Development Plan.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This is a revised application to demolish the existing front porch and rear extension and erect a single storey flat roof extension immediately to the rear of the property, housing a new entrance and utility room, and then a 7.6m x 5m single storey pitched roof extension housing an open plan kitchen/dining/living space.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Representations:

There have been two letters of representation received and the issues are:

- The proposed pitched roof extension appears very high and close to the neighbouring boundary to the North, thus has the potential to be overbearing.
- Given the proximity to the neighbouring property there is little indication of how privacy of the outdoor shower area is to be managed.
- The plan shows one image of the impact of the pitched roof extension on light loss by shading, there is insufficient information provided such as date as well as time used to calculate the shadow onto the neighbouring property to the North, and there is only one simulated image provided which is not enough to appraise shadow impact and light loss throughout the year.
- Looking at energy needs, there isn't consideration to renewable energy such as solar panels on the East face modelled into the proposed pitched roof extension.
- It appears a loss of amenity to remove an operational front door on the West facing front wall on a costal cottage.
- Based on the contents of the prior rejection. The block plan boundary outline to the North between the two cottages appears inconsistent as the application boundary encroaches into the neighbouring property and is reflected in the applicant plans.
- I object that the plans on this full planning application have no meaningfully notated dimensions including on the proposed pitched roof extension or the proposed flat roof extension such as heights and distance to neighbouring boundary to the North, the information is inadequate to assess fully, simply stating it's drawn to scale is insufficient.

- There are concerns relating to residential amenity, health and wellbeing, loss of light, noise pollution, dust and air quality, privacy, access and parking, boundary treatment, the adequacy of the submitted plans, the overbearing nature of the proposed two-storey development, and the importance of preserving the historic and architectural character of this unique coastal setting.
- The Rocquaine Fisherman's Cottages are crucial elements of local heritage and to ensure that any development permitted along this coastline is carefully considered in that context. Extensions that are disproportionate in scale, inconsistent in design, or at odds with the traditional character of these buildings risk eroding, incrementally and irreversibly, the very qualities that make this stretch of coastline so special. It would be a great shame if the cumulative effect of unchecked or poorly designed development were to diminish the historic integrity of these cottages and the unique character of the Rocquaine coast.
- The proposed development is still considered excessive in scale and mass, both relative to the existing cottage and relative to the character of the surrounding properties. The cumulative effect of the pitched roof extension creates a structure that, in my respectful submission, bears down upon my

property in a manner disproportionate to what could reasonably be considered sympathetic or acceptable development in this setting.
- The plans do not adequately demonstrate the true size and mass of the proposed extension. In particular, the height and depth of the new extension are not clear, making it difficult to assess the full extent of the development and its impact.
- The two properties are separated by a narrow alleyway. The plans fail to demonstrate how this boundary between the two properties will be treated during and after construction. The alleyway amplifies noise due to the nature and height of the buildings on either side of it.
- There are serious concerns that the proposed plans position an external shower directly on or immediately adjacent to this boundary, placing it in the closest possible proximity to the neighbour's home office. The location of a shower room in this position is entirely unacceptable.
- The neighbour wishes to address the issue of construction noise, as it is one of the concerns that will most directly affect their daily life throughout the construction period. Especially as the driveway (belonging to the neighbour) is not up to construction vehicles going constantly up and down.

Consultations:

None

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

This is a revised scheme following the recent refusal of a two storey scheme (see planning history). This revised scheme keeps the amount of additional ground floor space and moves two bedrooms into the existing, original part of the dwelling at ground floor, with the master bedroom on the first floor of the original dwelling.

The first floor element of the scheme has been totally omitted, which has greatly reduced the mass and bulk of the extension. The eaves of the single storey pitched roof extension have been reduced by 0.7m, the apex of the pitch is more than 1.5m lower than the previous scheme putting the apex approx. 4.5m high, which is

considered acceptable as it leaves a much reduced impact on the neighbouring property to the north in terms of overshadowing and overbearingness.

The scale and massing of the new extension and enlarged dormer are not considered to have a detrimental effect on the character and amenity of the surrounding area.

Allowing the rear dormer to be extended is not considered to increase the amount of overlooking which already exists, as the windows will be slightly smaller and the second window (the southerly window) is in the stairwell.

The issues relating to the side access between Fulmar Cottage and Torquetil to the north are considered a private civil matter and not something the Planning Service can comment upon.

As there is already parking at the rear of the property for the occupiers of the dwelling suggests that the occupiers' movements will not change that much by removing the front door. Rights of access to this rear parking area is considered a private civil matter.

The outdoor shower is unlikely to be in constant use but rather associated with weekend/summer outdoor activities. Its location is not considered inappropriate and would not warrant the deferral or refusal of the application.

The proposals are now considered to achieve a good standard of design, using materials which complement the existing materials. The extension will provide adequate levels of sunshine and daylight and give the occupiers more flexible and adaptable accommodation.

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 issues relating to the side access between Fulmar Cottage and Torquetil to the north are considered a private civil matter and not something the Planning Authority can comment upon.

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

3 - General material considerations set out in the General Provisions Ordinance.

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 considered in the assessment of this application. Where relevant the issues are considered in section 2 above.

Many of the aspects in the neighbour's letter of representation were not material planning considerations and so cannot be assessed in this report.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 26/10/2026