

**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 and relocate pillar to widen vehicular access and remove and relocate wall to extend parking area (Protected Building)

**LOCATION:** Le Grand Fort, Les Salines Road, St. Sampson.

**APPLICANT:** Mr M Prevel

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:** 04/10/2021

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/09/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Application Block Layout Plan, Proposed extended parking area and photograph entitled proposed access by the Planning Service 13/09/2021

**Application Ref:** FULL/2021/1810

**Property Ref:** B016470000+B01647C000

**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. Within four weeks of the gate pillar being demolished and the access being widened the replacement gate pillar shall be constructed on a like for like basis (including carriage stone) using materials and a method of construction which match the pillar to be demolished.

Reason - To secure the satisfactory appearance of the completed development in order to preserve the special interest of the Protected Building and the character and appearance of the locality.

**Expiry Date: This permission will cease to have effect on 03/10/2024 unless development is commenced by that date.**

#### **ADVICE AND OTHER REMARKS:-**

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Le Grand Fort. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

#### **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](http://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](mailto: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



**PLANNING APPLICATION REPORT**

**Application No:** FULL/2021/1810  
**Property Ref:** B016470000+B01647C000  
**Valid date:** 06/09/2021  
**Location:** Le Grand Fort Les Salines Road St. Sampson Guernsey GY2 4RQ  
**Proposal:** Demolish and relocate pillar to widen vehicular access and remove and relocate wall to extend parking area (Protected Building)  
**Applicant:** Mr M Prevel

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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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. Within four weeks of the gate pillar being demolished and the access being widened the replacement gate pillar shall be constructed on a like for like basis

(including carriage stone) using materials and a method of construction which match the pillar to be demolished.

Reason - To secure the satisfactory appearance of the completed development in order to preserve the special interest of the Protected Building and the character and appearance of the locality.

## **INFORMATIVES**

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Le Grand Fort. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

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## **OFFICER'S REPORT**

### **Brief Description:**

The application relates to the demolition of a gate pillar to the east of the driveway and its reconstruction to widen the vehicular access serving Le Grand Fort along with the demolition of a wall that projects north from the western gate pillar and the construction of a replacement wall further west to provide additional parking associated with the property.

The site is located Outside of the Centres as designated in the Island Development Plan. Le Grand Fort is a protected Building.

### **Relevant History:**

Pre-application advice was sought in this case.

### **Existing Use(s):**

dwellinghouse & self-catering visitor accommodation;  
agriculture (field beyond garden area)

### **Assessment:** *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

|   |
|---|
| x |
| x |
| x |
| x |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|   |
|---|
| x |
| x |
| x |

**Policies considered most relevant:**

GP5: Protected Buildings  
GP8: Design  
GP9: Sustainable development  
GP13: Householder development  
IP7: Private and Communal Car Parking  
IP9: Highway Safety, Accessibility and Capacity

**Conclusion/Brief comment:**

The existing gate pillar forms part of the Protected Building at Le Grand Fort. The application sets out that the west pillar will be retained whilst the east pillar will be relocated in order to increase the width of the vehicular access from 2.4m to 3.3m. Given the narrow width of the existing access and the pillars that flank it the proposal would represent a highway safety improvement to the site (Policy IP9). The proposed alteration will not result in harm to the character and appearance of the locality (GP8, GP9 and GP13) and represents the reasonable aspirations of the property owners (GP5). A planning condition can be imposed to ensure that the pillar is reconstructed on a like-for-like basis including the carriage stone in order to preserve the special interest of the Protected Building (GP5).

An existing retaining wall which projects north from the western gate pillar is to be demolished in order to provide an area of off-road parking to the west of the access, and reconstructed at the junction between the vinehouse and Le Grand Fort, to the front/south of the dwelling. This aspect of the development will provide a parking area approximately 6m deep and offering parking for several vehicles (IP7). It will not undermine the formal frontage appearance of the property when considering the setting of the Protected Building (GP5) and will not result in harm to the character and appearance of the locality as the parking area will be screened from the road by the existing boundary wall and landscaping (GP8, GP9 and GP13).

The development will not result in harm to the amenities enjoyed by the occupiers of surrounding dwellings GP8 and GP13\_.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

The application is acceptable in relation to the above policies and other material planning considerations.

**Recommendation:**

Grant with Conditions



**Date:** 01 October 2021

