

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: Erect single storey outbuilding/garage, remove hedge and wall and replant hedge, erect and alter boundary wall to east and north boundaries.

LOCATION: Le Grand Batiment, Rue De L'Issue, St. Pierre Du Bois.

APPLICANT: Mr & Mrs Paxton

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: 03/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 5009-03 B1, B2A, B3

Application Ref: FULL/2025/0054

Property Ref: F008570000

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.Prior to the removal of the existing boundary walls, precise details of the type, colour, texture and method of laying of the granite to be used shall be specified to and approved in writing by the Authority. The replacement wall shall then be completed in accordance with the agreed details within 3 months of the removal of the existing boundary walls.

Reason - In the interests of visual amenity and to protect the visual character and appearance of the surrounding rural area.

5.Prior to the removal of the existing hedges, details of their replacements (including species, size and densities of planting) shall be submitted to and approved in writing by the Authority.

Reason - In the interests of visual amenity and to protect the visual character and appearance of the surrounding rural area.

6.The replacement hedges hereby approved shall be planted in accordance with the details agreed under condition 5 of this permission within three months of the existing hedge being removed. Any plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Authority gives written approval to any variation.

Reason - In the interests of visual amenity and to protect the visual character and appearance of the surrounding rural area.

Expiry Date: This permission will cease to have effect on 02/03/2028 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



PLANNING APPLICATION REPORT

Application No: FULL/2025/0054
Property Ref: F008570000
Valid date: 27/01/2025
Location: Le Grand Batiment Rue De L'Issue St. Pierre Du Bois Guernsey
GY7 9JE
Proposal: Erect single storey outbuilding/garage, remove hedge and wall
and replant hedge, erect and alter boundary wall to east and
north of boundary.
Applicant: Mr & Mrs Paxton

RECOMMENDATION - Grant: Planning Permission with Conditions:

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. Prior to the removal of the existing boundary walls, precise details of the type, colour, texture and method of laying of the granite to be used shall be specified to and approved in writing by the Authority. The replacement wall shall then be completed in accordance with the agreed details within 3 months of the removal of the existing boundary walls.

Reason - In the interests of visual amenity and to protect the visual character and appearance of the surrounding rural area.

5. Prior to the removal of the existing hedges, details of their replacements (including species, size and densities of planting) shall be submitted to and approved in writing by the Authority.

Reason - In the interests of visual amenity and to protect the visual character and appearance of the surrounding rural area.

6. The replacement hedges hereby approved shall be planted in accordance with the details agreed under condition 5 of this permission within three months of the existing hedge being removed. Any plants which die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Authority gives written approval to any variation.

Reason - In the interests of visual amenity and to protect the visual character and appearance of the surrounding rural area.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Le Grand Batiment' is a two storey pre-1900 granite building which was converted into a dwelling in the 1980's. The property is set back from and faces southeast onto Rue du Couteur, and Rue de L'Issue runs along the northeast boundary. There are open fields to the southwest and northeast across the road and neighbouring properties to the south and west. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2018/0526 - Erect a pitched roof oak framed garage with single storey flat roof link to dwelling (front/east and side/north elevations), install oil tank, remove hedge and plant new hedge (north and east boundaries) – Approved May 2028.

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:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

This application is to erect a single storey timber framed outbuilding/garage to the northeast corner of the site, remove the existing boundary hedge along the east/southeast boundary, alter and rebuild the granite boundary wall and replant a native hedge.

A similar size garage has previously been approved in the same location, but the garage was not constructed and the approval elapsed. The main difference with the new proposal is that it is detached and not linked to the main dwelling, however this is not considered an issue.

The submitted proposed drawing showed an example of the rebuilt wall to look very 'dressed' with defined grouting, which does not reflect the character and appearance of existing boundary walls in the area. The surrounding area has many low and high granite boundary walls and the finished look of the newly built wall should reflect the finish of existing walls and not be overly 'dressed'. The agent has subsequently agreed to revise the finish of the wall, this can be dealt with by condition.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The scale and massing of the new garage is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact on either of the immediate neighbours. The same is to be said of the rebuilding of the wall and planting of a new native hedge.

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: 03/03/2025