

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: Variations to plans previously approved to Demolish building, erect building to provide 10 flats (Residential Use Class 3 - Sheltered Housing) - Alteration to access, planters and parking layout.

LOCATION: Ker Maria, Route Carre, St. Sampson.

APPLICANT: Chaumiere Homes Limited

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: 05/06/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 20-1231/PD/01F.

Application Ref: FULL/2025/0286

Property Ref: B016700000

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 permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 23/03/2022, issued under planning application reference FULL/2021/2492, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

Expiry Date: This permission will cease to have effect on 04/06/2028 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/2025/0286
Property Ref: B016700000
Valid date: 20/02/2025
Location: Ker Maria Route Carre St. Sampson Guernsey GY2 4RF
Proposal: Variations to plans previously approved to Demolish building, erect building to provide 10 flats (Residential Use Class 3 - Sheltered Housing) - Alteration to access, planters and parking layout.

Applicant: Chaumiere Homes Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

The application site comprises an existing development of sheltered housing accommodation located to the east of Route Carre. A recent consent for development of the block to the north of the site is approaching completion (see Relevant History below). The site is bounded by residential property to the north and across the road to the west and further land and property within the same ownership to the south. To the east is open land.

The site is located within a Local Centre and in an area at risk of flooding as identified in the Island Development Plan.

Relevant History:

FULL/2024/1276 Variation to previously approved plans (FULL/2023/1557) to install distribution pillar to west boundary - relocate pillar north of west boundary. Approved 23/08/2024

FULL/2023/1557 Install distribution pillar to west boundary. Approved 10/10/2023

FULL/2022/2000 Demolish section of existing building and erect dwelling (Residential Use Class 3 - Sheltered Housing). Approved 14/12/2022

FULL/2021/2492 Demolish building, erect building to provide 10 flats (Residential Use Class 3- Sheltered Housing) and erect bin store to north of site. Approved 23-03-2022

FULL/2020/1236 - Convert and extend communal area to create 2 additional units of accommodation. Approved 03-09-2020

FULL/2019/0140 - Demolish conservatory and erect two-storey extension with residents' community room, conservatory and ancillary warden's office on the ground floor and self-contained flat (residential use class 3) at first floor. Approved 25-02-2019

Existing Use(s):

Residential Use Class 3 – Sheltered Housing

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

✓
✓
✓
✓

visual amenity acceptable
no material neighbour impact
traffic not affected

✓
✓
✓

Policies considered most relevant:

LC2 - Housing in Local Centres
GP8 - Design
IP7 - Private and Communal Car Parking
IP9 – Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

This application proposes variations to the access (extending the external pavement into the site and introducing bollard lights), and the parking areas and planters located in the north-west corner of the site.

The alterations to the access would improve pedestrian safety, without significant detriment to visual amenity or character.

Prior to the redevelopment of the north block, the building in the north-west corner was set further back from the road and the north boundary, and the majority of the north-west corner of the site was hard surfaced for parking, providing 3 marked spaces immediately to the west of the building and 7 marked spaces along the north boundary. It appears that there would have been capacity for further spaces along the roadside boundary, however no markings are apparent on the aerial photograph or previous site photographs. There are a further 11/12 spaces along the southern section of the roadside boundary.

As part of the redevelopment scheme it was proposed to have 2 parking spaces along the roadside, retaining the planter immediately adjacent to the access and reinforcing that along the remainder of the roadside. Against the east elevation of the north block it was proposed to create 7 parking spaces, retaining/reinstating the planted/grassed area between those spaces and the central courtyard. This comprised a 1 space reduction in marked provision in this area.

Under this application, it is proposed to reduce the planter at the site entrance to form an additional 2 parking spaces along the roadside. Initially it was also proposed to reduce the planter between the parking area and the central courtyard to form an

additional 3 parking spaces however, following deferral, more of the planter is to be retained and only a single additional space to be created in this area. Cumulatively, this would represent an additional 2 spaces over the original marked provision at the site (although, as above, there may have been additional unmarked capacity). It is however noted that both recent and current redevelopment of the site has or will result in the provision of additional units at the site.

The exact number of units at this site is not known, however the current proposal would not result in a significant increase in parking provision, relative to either the previously existing or approved provision, and would remain proportionate to the scale of the establishment, particularly when taking into account the additional units provided within recent or current development. Parking provision would therefore remain in accordance with the requirements of Policy IP7.

The proposal would retain planting along the roadside boundary and at the site entrance, albeit reduced, and the increased parking in this area would not give rise to significant visual impacts. As initially proposed there were concerns regarding the visual impacts associated with the reduction of the planter immediately opposite the site entrance however, following deferral, a greater area of that planter is to be retained, whilst creating an additional parking space and alleviating a pinch point. On balance, this is sufficient to overcome any concerns regarding visual impacts.

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.

Recommendation:

Grant with Conditions



Date: 04/06/2025