

**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 section of roadside wall to create vehicle access and parking area and lower wall to north boundary.

**LOCATION:** Little Blue, Vale Road, St. Sampson.

**APPLICANT:** Mr J Vaudin

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:** 29/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** A7 Architecture Limited - 24-1595 PD/01A

**Application Ref:** FULL/2025/0341

**Property Ref:** B00642B000

**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 first use of the access hereby permitted, the northern section of wall shall be reduced in height in accordance with the approved plan PD/01 Rev A.

Reason: In the interest of highway safety.

5.Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

**Expiry Date: This permission will cease to have effect on 28/05/2028 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](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/2025/0341  
**Property Ref:** B00642B000  
**Valid date:** 05/03/2025  
**Location:** Little Blue, Vale Road, St. Sampson, Guernsey, GY2 4DN  
**Proposal:** Demolish section of roadside wall to create vehicle access and parking area and lower wall to north boundary.  
  
**Applicant:** Mr J Vaudin

**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.

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 first use of the access hereby permitted, the northern section of wall shall be reduced in height in accordance with the approved plan PD/01 Rev A.

Reason: In the interest of highway safety.

5. Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

## **OFFICER'S REPORT**

### **Site Description:**

Little Blue is located on the east side of Vale Road, set back from the road. The single storey flat roof dwelling appears to be infill development, lying between two storey pitched roof traditional dwellings.

The site is located Outside the Centre as defined in the Island Development Plan (IDP).

The existing front garden is currently enclosed by an approx. 2.8m high stone wall to the north, which scallops down to 2.2m along the frontage of Vale Road to form a stone archway. A low fence forms the boundary between the application site and the neighbours to the south.

### **Relevant History:**

N/A

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

01 Dwellinghouse

### **Brief Description of Development:**

The application proposes the demolition of the existing front roadside boundary wall and archway in order to create a new vehicular access and parking area. The proposal also includes lowering the north boundary wall from 2.8m to 0.9m in height.

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

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP9: Highway Safety, Accessibility and Capacity.

### **Representations:**

None

**Consultations:**

Traffic and Highway Services were consulted on the application and made the following comments:

*A site visit has been carried out by the Traffic and Highways Services Officer, and the following observations made.*

*The site is located on Vale Road and the proposed access is currently bordered to the front by a 2m granite wall with a gateway. The visibility splay of a driver is bounded to the north (towards L'Ancrese) by a granite wall measuring 2.7m bordering the neighbouring property and to south (towards the seafront) by a low fence and to the front of the neighbouring property, a 900m boundary wall with a hedge reaching a total height of 2.5m. The proposal is to remove a section of the existing front wall to create a 3.5m wide access and would create a parking area of approximately 6.5m deep by 4m wide.*

*Using a datum of 2m from the carriageway edge, the achievable sightlines have been calculated using the information from the provided drawings.*

*The proposed sightline for oncoming and approaching traffic would be expected to meet the minimum 33m required by the technical standards. The required oncoming sightline would not be fully achievable due to a neighbouring wall with an end pillar, 1400mm in height to the north, at a distance of 8m from the proposed access. This obstruction means that the proposed oncoming sightline would be approximately 25m which is below the required standard.*

*The sightline for approaching vehicles is obstructed by the neighbouring wall and hedge that borders the properties, measured at 2.5m in height. This would result in an approaching sightline of approximately 16m which is significantly below the required standard*

*It is also noted by THS that using the information provided, there is no provision for a turning point within the site and therefore vehicles would either reverse into the parking area, which would cause significant traffic management concerns, or reverse out onto the highway which is against the advice found in the Highway Code and would cause road safety and traffic management concerns.*

*Therefore, should the driver approach the property from the south, pull up adjacent to the access (against the flow of traffic) they would need to swing out across both lanes of traffic to reverse into the access. Alternatively, should a driver approach from the north they would have to stop the traffic flow in order to reverse in and would likely 'swing out' the front of the vehicle onto the opposite lane to achieve this. Vale Road is classed as a 'Traffic Priority Route' in the Guernsey roads hierarchy and on that basis THS would have traffic management concerns with this proposed access.*

*THS would also note that as in previous applications of this type, it is not possible to 'condition' any planning permission relating to an access, e.g. that it can only be used by a vehicle being reversed into the access.*

*The Vale Road's 85th percentile speed as seen on previous observations is dependent on the overall traffic volumes at different times of the day. For example, during morning peak times it would be normal for traffic to be slow to a crawl. The site visit for this response was undertaken in the mid-morning during light conditions and the 85th percentile speeds of vehicles was seen to be in the region of 25mph.*

*THS would conclude there are significant concerns with this proposal, specifically a) the minimum standard sightlines for oncoming and approaching traffic could not be achieved and b) the lack of a turning point within the site, requiring vehicles to reverse in or out. On that basis, THS would oppose this application on road safety and traffic management grounds.*

### **Summary of Issues:**

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on highway safety.

### **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.**

The proposal is acceptable in terms of design although the loss of the stone wall and archway make some positive contribution to the character of the area, as the application site is not a Protected Building, or located within a Conservation Area it would not be reasonable to resist the loss given the flexibility of the relevant policies GP8 and GP13.

In addition, there are a good number of open frontages and parking areas within front gardens in the immediate and wider vicinity, including the dwellings immediately to the north of the application site which means the use of the front garden for parking would not appear out of character.

Traffic and Highway services were consulted on the application and have raised significant concerns regarding both road safety and traffic management. Both the oncoming sightlines and the approaching sightlines are obstructed and fall below the required standard. In addition, there is no provision for a turning point

within the site and the reversing of vehicles in/out of the parking space would cause road safety and traffic management concerns as the road is a Traffic Priority Route.

Despite falling below the required standard, the sightlines for approaching traffic sightline is 16m, which although lies below the standard, as the sightlines for oncoming traffic are approximately 25m this should allow for reasonable visibility when using the access. In busy periods traffic speeds are lower and the presence of a number of accesses along this stretch of road is likely to result in lower traffic speeds.

Applications for new access and parking to the surrounding dwellings have been previously approved, with the immediate neighbour to the north securing consent for the removal of the roadside wall and provision of car parking under PAPP/1995/3252. The adjoining dwellings to the north also all benefited from consent to create car parking within the frontage around this time, indeed, within this group of 7 dwellings between Clos des Petites Maisons and Delancey Lane, 5 of the dwellings have parking within the front garden area. On this basis, and on balance in consideration of consultation comments from Traffic, it would be unreasonable to refuse the application for parking in this location.

### **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 and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application. Where relevant the issues are considered in section 2 above.

### **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:** 20/05/2025

