

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 wall and alter ground levels, erect retaining wall to alter parking area to south (front) of property.

LOCATION: Vakkaru, La Route Des Cornus, St. Martin.

APPLICANT: Mr T Walters & Mrs Walters

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: 22/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/04/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Viage - 22005-010 and 011

Application Ref: FULL/2025/0515

Property Ref: J00207C000

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 eight weeks of the existing retaining wall being demolished the replacement retaining wall and associated hardstanding shall be completed in full in accordance with the approved plans.

Reason - In the interests of visual amenity and highway safety.

Expiry Date: This permission will cease to have effect on 21/05/2028 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 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/2025/0515
Property Ref: J00207C000
Valid date: 09/04/2025
Location: Vakkaru La Route Des Cornus St. Martin Guernsey GY4 6PU
Proposal: Demolish section of wall and alter ground levels, erect retaining wall to alter parking area to south (front) of property.

Applicant: Mr T Walters & Mrs Walters

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.

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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.

4. Within eight weeks of the existing retaining wall being demolished the replacement retaining wall and associated hardstanding shall be completed in full in accordance with the approved plans.

Reason - In the interests of visual amenity and highway safety.

OFFICER'S REPORT

Brief Description of the site:

Vakkaru, La Route Des Cornus is a detached bungalow with accommodation in the roofspace. A shared vehicular access exists to the east of the property and a dividing line between the two properties has been marked by metal girders (not installed by the applicant). Hardstanding exists between the road and the attached garage with an area of hardstanding/parking to the front of the property and elevated above road level. The adjoining property with the shared drive has a driveway leading to their attached garage but with no opportunity for on-site turning and with parking in tandem only.

The application relates to the removal of the existing retaining brick wall alongside the driveway within the site and its realignment to facilitate access to the site from the shared access. The vehicular accessway itself is to remain unaltered.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2016/2261 – Remove roadside earthbank and erect granite wall to front of property – granted

FULL/2022/1921 - Raise roof ridge height, install rooflights to south (front) and north (rear) elevation to create accommodation at 1st floor level – granted

FULL/2024/1262 - Variation to previously approved plans to raise roof ridge height, install rooflights to south (front) and north (rear) elevations to create accommodation at 1st floor level - install dormer window to north (rear) elevation - granted

Existing Use(s):

01 dwellinghouse

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:

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP9: Highway Safety, Capacity and Accessibility

Representation:

One letter of representation has been submitted, objecting to the application on the basis that the alterations would allow the neighbour to park their van on that part of the site obstructing and making the matter of visibility onto the road more problematic, detrimental to highway safety.

Conclusion/Brief comment:

The proposed works to construct a replacement retaining wall to facilitate the enlargement of the area of hardstanding at Vakkaru represents a good standard of design that respects the character of the built environment.

The proposals will not have an adverse impact on residential amenity and will improve vehicular access to the site when considering highway safety and the free flow of traffic on this Traffic Priority Route. The concerns raised through the public consultation process regarding obstruction to visibility by vehicles parked within the site given the limited width of the shared driveway it is unlikely that any vehicles would be parked in the accessway down to the highway and so close to where the access meets the highway to obstruct visibility any more than the existing roadside banks/walls either side of the access currently do. The information contained in the submission clearly indicates that the works are in order to facilitate access to the existing parking area on the site, due in part to a dividing feature that has been introduced and limiting access to the property, rather than new areas of car parking to serve the property.

The laying of hardstanding would represent exempt development however, it is required in order to ensure that the development is fully completed in the interests of visual amenity and the character of the area.

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.

In view of the above it is recommended planning permission is granted.

Recommendation:

Grant with Conditions



Date: 21/05/2025

