

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 dwelling, erect replacement dwelling and associated works.

LOCATION: Vue De La Carriere, Les Grandes Maisons Road, St. Sampson.

APPLICANT: Mr & Mrs J Watson

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: 22/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Geoff Le Friec: J.W. / 03 & 04

Application Ref: FULL/2025/0910

Property Ref: B00147A000

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. A sample of the facing brick proposed to be used shall be submitted to and approved by the Authority prior to its use.

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

5. The first floor bedroom window in the south west (side) elevation shall be glazed with obscure glass to a level equivalent to Pilkington Level 3 or above (or the nearest equivalent standard) and shall have a restricted opening system allowing a maximum opening of 10cm. The window shall be retained in that form thereafter.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

6. The cycle storage areas shown on the approved drawing shall be provided prior to the first occupation of the development hereby permitted, and shall thereafter be retained and so maintained.

Reason - In the interests of good design, the amenity of future residential occupants, and to encourage alternative modes of transport to the private car.

7. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual

waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 21/07/2028 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/2025/0910
Property Ref: B00147A000
Valid date: 03/06/2025
Location: Vue De La Carriere Les Grandes Maisons Road St. Sampson
Guernsey GY2 4JS
Proposal: Demolish dwelling, erect replacement dwelling and associated works.
Applicant: Mr & Mrs J Watson

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.

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Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Vue de la Carriere' is at present a derelict pre-1900's one and a half storey dwelling which sits in the middle of a small plot. The property faces northwest onto Les Grandes Maisons Road, there is a Protected Building to the southwest, a medical centre to the east and other residential properties to the northwest across the road.

The property is located in the St Sampson Main Centre Outer Area as defined in the Island Development Plan (IDP). The dwelling immediately to the southwest, The Rectory, is a Protected Building.

Relevant History:

FULL/2024/2081 - Alter roadside (north-west) boundary wall including infilling pedestrian access and widening vehicular access. Erect wall to south-west and north-east boundary

Existing Use(s):

01 Dwelling houses

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:

GP5- Protected Buildings

GP8 – Design

GP9 – Sustainable Development

GP13 – Householder Development

Conclusion/Brief comment:

Policy GP13 of the IDP supports the demolition of existing dwellings and erection of replacements on a one for one basis subject to certain criteria being met including with regards to the impact on the amenities of neighbouring properties, taking into account the surrounding character and where they accord with all the relevant policies of the Island Development Plan. In this instance Policies GP5, GP8 and GP9 are also relevant.

In addition, the preceding text of Policy GP13 refers to the need to consider the material planning considerations as specified in Part IV, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and its likely effect on the reasonable enjoyment of neighbouring properties.

Properties within the area are of mixed size, design and age. There is a Protected Building adjacent to the southwest of the site, a medical building to the northeast, and 2.5 storey residential dwellings opposite.

The proposal would result in a substantial increase to the footprint, scale and mass of the dwelling. However, the existing dwelling is considerably smaller than most of the neighbouring properties, and as the proposed scale and mass of the replacement dwelling would be comparable to neighbouring properties and Policy GP8 encourages multi-storey designs as a more efficient use of land, the proposed design is considered acceptable in this regard.

The design of the replacement dwelling is broadly traditional, with a projecting gable to the front, and natural slate roof. The front gable is proposed in a grey multi brick, which is not characteristic of the local vernacular, however the property is not located within a Conservation Area or other sensitive area, as set out in the preceding explanation to Policy GP8, and Policy GP8 provides support for personal choice in design matters in such circumstances. A sample of the brick proposed to be used can be required by condition.

The replacement dwelling is of a substantial size which results in minimal external amenity space for a five-bedroom dwelling, however the site is located in close proximity to Delancey Park and open coastal areas. The dwelling benefits from dual outlook and good-sized internal accommodation, with a ground floor bedroom which can be used for future flexible and adaptable living.

The proposed dwelling is located in a very similar position to the existing dwelling but the visual and physical impacts on the nearest neighbour will inevitably be greater due to the increased height. The proposed separation distance of approx. 4m is considered sufficient to avoid a harmful visual and physical impact on the neighbouring dwelling. There are some first and second floor windows to the north elevation of the neighbouring property which would face the proposed replacement dwelling, however the distance of approximately 4m between the dwellings is sufficient to mitigate the physical harm. The proposed side facing window to the southwest elevation of the new dwelling can, as a secondary window to the room, reasonably be obscure glazed, this ensures there is no harm to the amenity of either occupant.

Overall, the increase in the scale and mass of the dwelling and the positioning of fenestration is unlikely to result in a material adverse effect on the amenities of neighbouring residents.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

The proposed development is not considered to have a harmful impact on the special interest or setting of the adjacent protected building and GP5 is therefore satisfied.

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.

It is recommended that the application is approved.

Recommendation:
Grant with Conditions



Date: 21/07/2025

