

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: Variation to plans previously approved to erect building containing 2 flats (Residential Use Class 2) - Omit porch (west elevation) and first floor windows (south elevation), alter roof form, install flat roof rooflights and alterations to external materials (walls and roof).

LOCATION: Fernhill, Les Camps Collette Nicolle, St. Peter Port.

APPLICANT: Pebbles 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: 15/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Turnstone Architecture: 345-10 Rev P5, -11 Rev P5, -13 Rev P5 & -14 Rev P4.

Application Ref: FULL/2025/0927

Property Ref: A20801A000

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 on or before 20/12/2026.

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 variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 21/12/2023, issued under planning application reference FULL/2023/2201, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 20/12/2026 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/2025/0927
Property Ref: A20801A000
Valid date: 13/06/2025
Location: Fernhill Les Camps Collette Nicolle St. Peter Port Guernsey
GY1 1TN
Proposal: Variation to plans previously approved to erect building containing 2 flats (Residential Use Class 2) - Omit porch (west elevation) and first floor windows (south elevation), alter roof form, install flat roof rooflights and alterations to external materials (walls and roof).
Applicant: Pebbles Limited

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.

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OFFICER'S REPORT

Brief Description of the site:

Fernhill is a detached chalet bungalow situated to the north of Green Lanes. A detached garage is positioned to the front/south of the dwelling, adjacent to the road. The property is situated at a lower level than the road, with steps to access the front door. The property has been extended to the rear and pergola structures exist to the west and north of the dwelling. A folly/outbuilding exists on the east site boundary and to the north of this the site slopes steeply to Valnord Lane (one way road).

An electricity substation is situated to the west of the site, adjacent to Valnord Lane. To the north of the lane is a Clos of two and one and a half-storey dwellings. To the east is a one and a half-storey dwelling with glazed gable and ground floor windows in the west elevation of the property facing the application site and partially obscured by the granite boundary wall.

The site is located in a Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

FULL/2023/2201 – Erect building containing 2 flats (Residential Use Class 2) and associated works - granted

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

Island Development Plan policies:

MC2: Housing in Main Centres and Main Centre Outer Areas

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

Conclusion/Brief comment:

The application seeks to vary the previously approved scheme to erect two flats on the site and proposes alterations to the roof form and materials, the external finish/materials, the omission of two first floor bathroom windows, the insertion of flat roof rooflights and the removal of a porch from the scheme.

The changes proposed still ensure that the scheme achieves a good standard of design that will respect the character of the local built environment. The changes proposed will not result in harm to residential amenity in terms of overlooking or overshadowing and the scheme will retain good levels of amenities for future occupiers.

There are no changes proposed to access and parking arrangements nor the impact the development will have on surrounding trees.

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 permission is granted.

Recommendation:

Grant with Conditions



Date: 15/07/2025