

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 shed, remove section of wall to create additional vehicle access and parking to west boundary.

LOCATION: Les Eperons, 1 Lemon Grove, La Route Des Jenemies, St. Saviour.

APPLICANT: Mr & Mrs J Marquis

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: 17/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7912-01 B1

Application Ref: FULL/2025/0955

Property Ref: E00684A001

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 four weeks of the new access being formed, 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 - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 16/07/2028 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/2025/0955
Property Ref: E00684A001
Valid date: 11/06/2025
Location: Les Eperons 1 Lemon Grove La Route Des Jenemies St. Saviour
Guernsey GY7 9QS
Proposal: Demolish shed, remove section of wall to create additional
vehicle access and parking to west boundary.

Applicant: Mr & Mrs J Marquis

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.

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 four weeks of the new access being formed, 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 - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

Les Eperons, Lemon Grove is a semi-detached one and a half-storey dwelling occupying a corner plot. The property has a low wall to the roadside boundary and an existing vehicular access within Lemon Grove itself.

The application relates to the formation of a new, second 3.5m wide vehicular access from La Route Des Jenemies to the west in order to accommodate a motorhome.

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

Relevant History:

FULL/2025/0956 – Demolish conservatory and erect a pergola to south (side) elevation – under consideration

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:

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Conclusion/Brief comment:

The removal of the shed and creation of a 3.5m wide vehicular access would not have a detrimental impact on the amenities of occupiers of surrounding dwellings.

The site is not situated in a Conservation Area and although a section of the boundary wall has been lost, a large proportion will remain intact and will continue to provide an adequate boundary feature. In this particular instance therefore, any adverse impact on the character of the area as a result of the development is not so substantial to warrant the refusal of planning permission.

The roadside boundary walls are of a height that they would impact on visibility for cars using the access and the wall to the north falls outside the applicants ownership and control. A motorhome would be less impacted by the obstruction created by the roadside wall due to an elevated driving position however, the access and parking cannot be limited to only the motorhome as indicated. Nonetheless, this is a neighbourhood road, and the property is situated close to a junction to the north and the Lemon Grove junction to the south. Vehicles approaching from the south will be slowing for the Rue Des Jenemies cross roads and vehicles entering/exiting the clos will be travelling at low speeds. The limited visibility splays in this case would not result in unacceptable highway safety issues that would warrant the refusal of permission.

The drawings refer to the parking of a mobile home on the site, later clarified by the agent to be a motorhome. Planning permissions do not relate to the type or size of vehicle that may be parked within the domestic garden area of a dwelling.

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.

It is noted that the householder exemption rights to widen the access to 4m would not apply as following the completion of this proposed development the property would be served by two vehicular access points.

Recommendation:

Grant with Conditions



Date: 16/07/2025

