

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 previously approved plans to remove section of wall to widen existing vehicle access to Elland Place (part retrospective) and create vehicle access to Yorkshire Cottage - Omit landscaping and alter hardstanding (rescind condition 6 of FULL/2023/0464).

LOCATION: Elland Place, Vale Road, St. Sampson.

APPLICANT: Mr A Barrell

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: 14/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan & Elevation Photograph

Application Ref: FULL/2025/0987

Property Ref: B00631A000

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 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 07/07/2023, issued under planning application reference

FULL/2023/0464, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 06/07/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, no permission is granted to render the boundary walls to the front of the property. A retrospective planning application should be submitted within 28 days of the date of this decision which will be determined without prejudice in light of IDP policies and the material planning considerations.

Notwithstanding the details submitted, it is recommended that Elland Place and Yorkshire Cottage are demarcated by a low wall (that constitutes exempt development), or is demarcated by a painted line on the proposed permeable paving.

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/2025/0987
Property Ref: B00631A000
Valid date: 27/06/2025
Location: Elland Place Vale Road St. Sampson Guernsey GY2 4DN
Proposal: Variation to previously approved plans to remove section of wall to widen existing vehicle access to Elland Place (part retrospective) and create vehicle access to Yorkshire Cottage - Omit landscaping and alter hardstanding (rescind condition 6 of FULL/2023/0464).

Applicant: Mr A Barrell

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 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 07/07/2023, issued under planning application reference FULL/2023/0464, and subject to the terms and conditions thereof.

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

INFORMATIVES

For the avoidance of doubt, no permission is granted to render the boundary walls to the front of the property. A retrospective planning application should be submitted within 28 days of the date of this decision which will be determined without prejudice in light of IDP policies and the material planning considerations.

Notwithstanding the details submitted, it is recommended that Elland Place and Yorkshire Cottage are demarcated by a low wall (that constitutes exempt development), or is demarcated by a painted line on the proposed permeable paving.

OFFICER'S REPORT

Brief Description of the site:

The application site relates to two independent dwelling-houses known as Elland Place and Yorkshire Cottage which are under the same ownership and were formerly accessed by a shared driveway.

Retrospective permission was granted in 2023 (FULL/2023/0464) to demolish a section of the boundary wall to widen the existing vehicle access serving Elland Place. The permission also included demolition of a section of the boundary wall to form a separate access point to serve Yorkshire Cottage. The permission has been implemented as the new access point has been formed and the existing access widened. The permission included soft landscaping measures to the front of the property. A planning condition was applied to seek further details of such landscaping scheme.

The application now seeks to rescind Condition 6 of application FULL/2023/0464. In essence, the proposal seeks to omit the soft landscaping from the previous permission as well as altering the hardstanding. The applicant has provided a list of reasons for omitting the landscaping.

Relevant History:

FULL/2023/0464 - Elland Place and Yorkshire Cottage	Remove section of wall to widen existing vehicle access to Elland Place (part retrospective) and create vehicle access to Yorkshire Cottage.	Granted
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Other sites:

FULL/2023/0280 - La Rochelle Villa	Demolish existing dwelling and outbuilding, erect 2 dwellings with associated landscaping and parking and alter vehicle access to west boundary (revised scheme).	Granted
B006340000 – Daytona	FULL/2021/0208- Remove hedge and section of wall to create vehicular access.	Granted

Existing Use(s):

Residential

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:

GP1 Landscape Character and Open Land
GP8 Design
GP9 Sustainable Development
GP13 Householder Development
IP7 Private and communal parking
IP9 Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

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.

The properties are not protected, nor are they sited within a Conservation Area.

The approved drawings as part application FULL/2023/0464 demonstrated that the new vehicle access will achieve sufficient sightlines towards oncoming and approaching traffic, and therefore the justification submitted for omitting the proposed landscaping as part of this variation is not overwhelming. Condition 6 was imposed to seek further details of the landscaping measures to ensure appropriateness in the interests of visual amenity, rather than being required as part of the proposed development.

When taken into account the built up nature of the surrounding area which is located in a less sensitive area (as designated in the Island Development Plan), together with other similar developments along Vale Road, it is considered reasonable to rescind Condition 6 of permission FULL/2023/0464. The proposed permeable brick paving is acceptable.

It is also noteworthy that the former granite boundary walls appear to have been rendered which is likely to require a separate grant of planning permission. It is reasonable to attach an informative to the decision to notify the applicant of these works. Any future application will be determined without prejudice in light of IDP policies and the material planning considerations.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, accords with the purpose of the Law, and the

requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions

Recommendation:

Grant with Conditions



Date: 13/08/25