

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: Variations to plans previously approved to demolish building, erect building to provide 10 flats (Residential Use Class 3 - Sheltered Housing) - Material alterations to bin store and alterations to boundary treatments to north and east and alterations to landscaping (part-retrospective).

LOCATION: Ker Maria, Route Carre, St. Sampson.

APPLICANT: Chaumiere Homes 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: 21/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 20-1231/PD/01G & /PD/09.

Application Ref: FULL/2025/0993

Property Ref: B016700000

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 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.

3. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 23/03/2022, issued under planning application reference FULL/2021/2492, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 20/08/2028 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/2025/0993
Property Ref: B016700000
Valid date: 17/06/2025
Location: Ker Maria Route Carre St. Sampson Guernsey GY2 4RF
Proposal: Variations to plans previously approved to demolish building, erect building to provide 10 flats (Residential Use Class 3 - Sheltered Housing) - Material alterations to bin store and alterations to boundary treatments to north and east and alterations to landscaping (part-retrospective).

Applicant: Chaumiere Homes Limited

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 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.

3. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 23/03/2022, issued under planning application reference FULL/2021/2492, and subject to the terms and conditions thereof.

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

OFFICER'S REPORT

Brief Description of the site:

The application site comprises an existing development of sheltered housing accommodation located to the east of Route Carre. A recent consent for development of the block to the north of the site is approaching completion (see Relevant History below). The site is bounded by residential property to the north and across the road to the west and further land and property within the same ownership to the south. To the east is open land.

The site is located within a Local Centre and in an area at risk of flooding as identified in the Island Development Plan.

Relevant History:

FULL/2025/0286 Variations to plans previously approved to Demolish building, erect building to provide 10 flats (Residential Use Class 3 - Sheltered Housing) - Alteration to access, planters and parking layout. Approved 05/06/2025

FULL/2024/1276 Variation to previously approved plans (FULL/2023/1557) to install distribution pillar to west boundary - relocate pillar north of west boundary. Approved 23/08/2024

FULL/2023/1557 Install distribution pillar to west boundary. Approved 10/10/2023

FULL/2022/2000 Demolish section of existing building and erect dwelling (Residential Use Class 3 - Sheltered Housing). Approved 14/12/2022

FULL/2021/2492 Demolish building, erect building to provide 10 flats (Residential Use Class 3- Sheltered Housing) and erect bin store to north of site. Approved 23-03-2022

FULL/2020/1236 - Convert and extend communal area to create 2 additional units of accommodation. Approved 03-09-2020

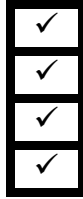
FULL/2019/0140 - Demolish conservatory and erect two-storey extension with residents' community room, conservatory and ancillary warden's office on the ground floor and self-contained flat (residential use class 3) at first floor. Approved 25-02-2019

Existing Use(s):

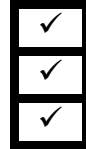
Residential Use Class 3 – Sheltered Housing

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:

LC2 - Housing in Local Centres
GP8 - Design
GP9 – Sustainable Development

Conclusion/Brief comment:

This application seeks retrospective approval for the following variations to the approved works at this site:

- Construction of communal refuse store in blockwork with GRP roof as opposed to timber sleeper enclosure;
- Replacement of east boundary treatment with wall along legal boundary;
- Replacement of north boundary treatment with fence atop a new retaining blockwork wall;
- Paving of amenity areas to south of Units 2, 3 & 7 and installation of pedestrian gates.

The proposed alterations would not significantly alter the appearance of the development, the character of the wider area or the amenity of neighbouring properties.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 19/08/2025

