

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: Extend parking area.

LOCATION: The Haven, Les Croutes, St. Peter Port.

APPLICANT: Mr L B G Hillier

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: 25/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture Limited - 22-1425 PD/07 & Permeable Paving Specification

Application Ref: FULL/2025/1033

Property Ref: A309240000

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.

Expiry Date: This permission will cease to have effect on 24/09/2028 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/2025/1033
Property Ref: A309240000
Valid date: 25/06/2025
Location: The Haven Les Croutes St. Peter Port Guernsey GY1 1QJ
Proposal: Extend parking area.

Applicant: Mr L B G Hillier

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.

OFFICER'S REPORT

Brief Description of the site:

The application site is located to the west of Les Croutes and comprises a semidetached 2.5 storey dwelling that has recently been constructed. Surrounding the site the area comprises residential dwellings of mixed building types, style and design.

The site is situated within a Main Centre Outer Area and Conservation Area as designated in the Island Development Plan.

Relevant History:

FULL/2025/0469	Variation to previously approved plans to demolish existing dwelling and erect two dwellings with associated landscaping and create vehicle accesses and parking - Alter vehicle access, lower roadside wall, extend patio and alter landscaping (Retrospective)	Withdrawn 27/03/2025
FULL/2022/1587	Demolish existing dwelling and erect two dwellings with associated landscaping and create vehicle accesses and parking.	Granted 07/02/2023

Existing Use(s):

Residential – Use Class 1

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:

Island Development Plan

GP1 – Landscape Character

GP4 – Conservation Areas

GP8 – Design

GP9 – Sustainable Development

GP13 – Householder Development

IP7 – Private and Communal Parking

IP9 – Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Planning permission is sought to extend the car parking area to the front of Unit A the Haven.

The proposed alterations to the parking area would use materials to match the remainder of the hard standing to the front of the site, in-keeping with the design of property and the character of the area. Although the proposal will result in the loss of an area reserved for planting that formed part of the landscaping scheme for the redevelopment of the site, the hedge between the property and the planter to the northeast corner of the site will continue to provide sufficient soft landscaping and would not harm the character of the surrounding urban area. The proposal would also not harm the character or appearance of the surrounding Conservation Area.

With regard to highway safety in the assessment of the initial application for the redevelopment of this site (ref: FULL/2022/1587) concerns were raised that sightlines from the second car parking space for unit A would be hindered by a car parked in the first car parking space for that unit. This led to the deferral of that application and the removal of one of the spaces. In this revised submission the car parking spaces have been realigned and repositioned to allow for views of approaching cars from the north from both car parking spaces proposed. Discussion have been held with Traffic and Highways Services with regards to this revised layout who confirmed that there would be no traffic management concerns and that any road safety concerns would not be no substantial to oppose the application. The revised scheme is therefore considered to be acceptable from a highway safety perspective.

The proposal will increase car parking provision for unit A from one allocated space to two, which is in accordance with the maximum car parking standards contained in Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment 2016.

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 application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 24/09/2025

