

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: Paint external render at ground floor level, install hardstanding to south elevation, remove hedge and erect fence to west of property. Demolish outbuilding, erect single storey outbuilding/garage to east boundary and erect gate to south of site (Protected Building).

LOCATION: The Rectory, Les Grandes Maisons Road, St. Sampson.

APPLICANT: Mr J Pather

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: 27/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan, Floor & Elevation Plan, Letter & Photos - Woodlands shed specifications, Fence & door Specifications

Application Ref: FULL/2025/1081

Property Ref: B001450000

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.Prior to its installation, a specification of the new 1.8m high fence shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

5.Prior to its installation, a specification of the new paving shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

6.Full details of the new honey fungus resistant hedge (including the type of hedge and planting densities) to be planted on the outside of the new 1.8m fencing shall be submitted to and approved in writing by the Authority. The new hedge shall be planted in accordance with the approved details in the first planting season following the approval of this application. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building.

Expiry Date: This permission will cease to have effect on 26/08/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Whilst there is a notable differentiation between the treatment of the external walls at ground floor and the upper levels of the building there remains a visual link between the materials in terms of colour. Essentially, this makes the upper part of the building deliberately more prominent than the lower part. This is a typical feature in the design of buildings of this style. As such, it is recommended that the colour of the paint used is carefully considered in order to achieve an effect similar to the existing.

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/2025/1081
Property Ref: B001450000
Valid date: 22/07/2025
Location: The Rectory Les Grandes Maisons Road St. Sampson Guernsey GY2 4JS
Proposal: Paint external render at ground floor level, install hardstanding to south elevation, remove hedge and erect fence to west of property. Demolish outbuilding, erect single storey outbuilding/garage to east boundary and erect gate to south of site (Protected Building).
Applicant: Mr J Pather

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.

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6. Full details of the new honey fungus resistant hedge (including the type of hedge and planting densities) to be planted on the outside of the new 1.8m fencing shall be submitted to and approved in writing by the Authority. The new hedge shall be planted in accordance with the approved details in the first planting season following the approval of this application. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building.

INFORMATIVES

Whilst there is a notable differentiation between the treatment of the external walls at ground floor and the upper levels of the building there remains a visual link between the materials in terms of colour. Essentially, this makes the upper part of the building deliberately more prominent than the lower part. This is a typical feature in the design of buildings of this style. As such, it is recommended that the colour of the paint used is carefully considered in order to achieve an effect similar to the existing.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'The Rectory' began as a pre-1900 building and was extended to become a detached three storey Edwardian dwelling, it is now a Protected Building. The property is located close to the northern boundary of a fairly square site, Les Grandes Maisons Road runs along the western boundary, there is a medical centre to the north and the centres car park runs along the eastern boundary, to the south beyond the property's driveway is a commercial unit. The property is located in the St Sampson Main Centre Outer Area as defined in the Island Development Plan.

Relevant History:

Two pre-applications from 2025 and 2023.

FULL/2021/0955 – Erect retaining wall to rear of property (Protected Building).

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

This application is to paint the external render at ground floor level, install hardstanding to the south elevation remove a hedge and erect a fence to the west of the property. Plus demolish the existing garage and erect a single storey two bay garage to the east boundary and erect a gate to the side of the garage.

Painting.

The cement render is of high value as it, together with its decorative features (scratches and mouldings) which must be considered in conjunction with the pebbledash above, as a whole makes up the designed exterior of The Rectory. Painting this render for the first time would make a material change to the appearance of the exterior of the building which would be permanent. This change would be moderate.

The applicant explains the benefits of the alteration as proposed to be leaving exposed the pebbledash and brick elements of the exterior, covering of black staining that have not been able to be removed using other means, disguising repairs of cracks and use of breathable paint. They also stress the position of the building and screening from public view and that use of contrasting colours would reflect other buildings in the vicinity.

On balance, it is considered that these expectations are reasonable and outweigh the harm due to the differentiation between the external finish of the ground and upper floors, typical of buildings of this style, being maintained. The proposal is considered to meet Policy GP5. An informative to explain the Authority's position over the colour choice shall be added.

Hedge and fence.

The hedge is not a boundary hedge and it is dying due to honey fungus, therefore its removal is considered appropriate and acceptable, especially to prevent the honey fungus from spreading.

The proposed replacement fence is specified at 1.8m in height, but it is located forward of the building line where 1.8m high fences are not generally supported. However, in this instance, due to the amount of existing mature planting along the front boundary and the applicants agreement to plant a honey fungus resistant hedge in front of the fence, it is considered acceptable to install the limited run of fencing.

Hardstanding.

Replacing the gravelled area, to the south of the property, with paving is considered to be a reasonable aspiration that outweighs any harm to the special interest of the protected building, subject to agreement of the paving which can be conditioned.

New gate and garage.

The proposals to replace the existing garage with a timber frame two bay garage and add a new entrance gate alongside to the west are also considered to be reasonable aspirations that outweigh the harm to the protected building.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The scale and massing of the new

outbuilding is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact on any of the immediate neighbours.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 26/08/2025