

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: Remove section of wall to create vehicle access and parking area to north (roadside) boundary.

LOCATION: The Cobblestones, Ronde Cheminee, St. Sampson.

APPLICANT: Mr M Dunbar & Ms A Harrild

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: 21/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture Limited - 25-1637 PD/01

Application Ref: FULL/2025/1260

Property Ref: B008140000

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 point as hereby approved being first brought into use, the pillar shall be reconstructed in the position shown and in accordance with the details shown on drawing ref: 25-1637 PD/01 and any disturbed section of the wall shall be made good and finished off using materials and a method of construction which match the remainder of the front roadside boundary wall.

Reason - In the interest of visual amenity and to avoid unnecessary harm to the setting of the protected building.

Expiry Date: This permission will cease to have effect on 20/11/2028 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/2025/1260
Property Ref: B008140000
Valid date: 04/08/2025
Location: The Cobbles Ronds Ronde Cheminee St. Sampson Guernsey
GY2 4NX
Proposal: Remove section of wall to create vehicle access and parking
area to north (roadside) boundary.

Applicant: Mr M Dunbar & Ms A Harrild

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 point as hereby approved being first brought

into use, the pillar shall be reconstructed in the position shown and in accordance with the details shown on drawing ref: 25-1637 PD/01 and any disturbed section of the wall shall be made good and finished off using materials and a method of construction which match the remainder of the front roadside boundary wall.

Reason - In the interest of visual amenity and to avoid unnecessary harm to the setting of the protected building.

OFFICER'S REPORT

Site Description:

The property known as 'The Cobblestones' is a pre-1900's two storey detached dwelling which is slightly set back from and faces north onto Ronde Cheminee. There are two protected buildings to the east, facing west onto the street, and one protected building across the road to the west, set back from the road facing southeast. There are two neighbours which are not protected and they are adjacent to the west and across the road to the north. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to remove a section of roadside wall to create a parking area to the north roadside elevation.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP5: Protected Buildings (Setting)
GP8: Design
GP9: Sustainable Development
GP13: Householder Development
IP9: Highway Safety, Accessibility and Capacity.

Representations:

None

Consultations:

Traffic and Highway Services.

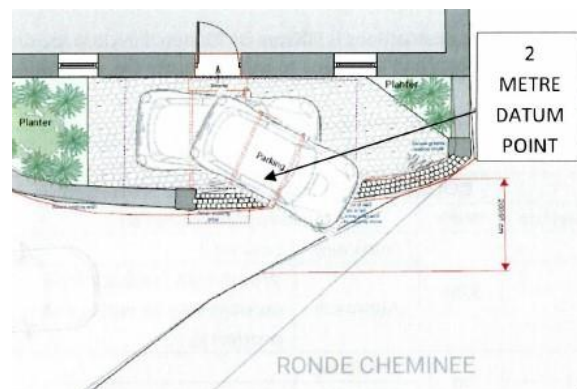
'A site visit has been undertaken by the Traffic and Highways Services (THS) Officer, and the following observations are noted.

The site is located on Ronde Cheminee, a road classified as a neighbourhood route. The site currently has no vehicular access, and while the proposed development would constitute an intensification of use, THS does not consider this to be significant. The application seeks to remove a section of the front boundary wall to create a 5.5m wide vehicular access at the front of the property, the northern boundary of the site. The road width at this point is 5.5m with no public footways. The Cobblestones faces north and is partially set back at an angle from the carriageway. The northeastern boundary is approximately 7m from the carriage-way, with this area presently used for informal parking.

The applicant seeks to remove part of the front boundary wall to create a vehicular access approximately 5.4-5.5m wide. The internal parking area would measure around 2.4m in depth by 7.5m in width, accommodating a single vehicle parked parallel to the property.

THS notes that the limited depth of the parking area prevents provision of a turning space. Vehicles would therefore need to reverse into or out of the site. Reversing out onto the highway is contrary to Highway Code advice and presents some traffic management concerns. THS would also note that as in previous applications of this type, it is not possible to 'condition' any planning permission relating to an access, e.g. that it can only be used by a vehicle being reversed into the access. However, given the light traffic volumes and observed speeds of 15-20mph, THS does not consider this to represent a significant safety issue.

Although the parking depth restricts vehicles from aligning squarely with the carriageway, the geometry of the road allows drivers exiting forwards to achieve a good visibility splay. Using the example provided in the Proposed Site & Front Elevation Plan, I have taken the sightline datum from a point 2m from the carriageway where the representative vehicle would steer right to position the vehicle at the edge of the egress (Fig.1).



Sightline measurements taken from a 2m datum point indicate an achievable oncoming sightline of over 100m, exceeding the minimum 33m standard. The approaching sightline was measured at 30m. THS has no concerns with the visibility splay at this proposed access.

In conclusion, THS supports this application, subject to the concerns outlined above. The proposed access arrangement is considered acceptable in the context of local traffic conditions and vehicle speeds.'

Summary of Issues:

- Impact of the development on the setting of the adjacent protected buildings.
- Impact of the development on the character and appearance of the area.
- Impact of the development on highways safety.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The Authority has a duty under Section 34 of the Land Planning and Development (Guernsey) Law, 2005, to secure so far as possible that the special interest of a protected building is preserved, and with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building's special characteristics and setting. With regards to the setting of protected buildings, this duty is encapsulated in Policies GP5 and GP8.

An assessment of the value, impact and effect on setting of the adjacent protected buildings is as follows:

- Pixie Cottage (B.813) – medium value, moderate impact = moderate effect on overall special interest;
- La Ronde Cheminee (B.812) – medium value, minor impact = slight effect on overall special interest;
- Pemberley (B.806) – low value, minor impact = neutral/slight effect on overall special interest.

Removal of a section of the roadside wall of Cobblestones together with the visual effect of parking a car in front of the protected buildings would have an adverse effect on the setting of those buildings, in particular Pixie Cottage and La Ronde Cheminee. However, a portion of the roadside wall would remain and parking one additional car in front of the protected buildings would not amount to a significant

change to the current situation where the 'forecourt' to the protected buildings is routinely used for the parking of vehicles. Furthermore, the existing roadside pillar will be reconstructed in a new position to limit the effect of the proposal on the protected building and the visual character of the surrounding area. Therefore, the adverse effect would be outweighed by the reasonable aspirations of the owner. This being the case, the proposal is considered to accord with Policy GP5.

As the area is no longer a Conservation Area, there are less prescriptive controls on householder applications, giving greater freedom of choice with regard to private property development and proposals. In this instance, the removal of the wall cannot be protected and therefore is not considered to have any detrimental impacts on the character and appearance of the surrounding area.

The limited depth of the proposed parking area prevents the ability of turning around. Vehicles would therefore need to reverse into or out of the site. Reversing out onto the highway is contrary to Highway Code advice and presents some traffic management concerns. However, given the light traffic volumes and observed speeds of 15-20mph, THS does not consider this to represent a significant safety issue.

Although the parking depth restricts vehicles from aligning squarely with the carriageway, the geometry of the road allows drivers exiting forwards to achieve a good visibility splay. The proposed sightlines are considered to be acceptable and safe.

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.

3 - General material considerations set out in the General Provisions Ordinance.

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. Where relevant the issues are considered in section 2 above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 19/11/2025

