

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Remove hedge and erect fence to southeast boundary and southwest of property.

LOCATION: Mississauga, 1 Le Villocq Estate, Castel.

APPLICANT: Mrs A K Masterton

I refer to the application referred to below received as valid on 15/08/2025 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 22/09/2025

Drawing Nos: Block plan, Photo of Hedges & Fence Details (date stamped 05.08.25)

Application Ref: FULL/2025/1263

Property Ref: D016710001

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. Given the prominent location of the site and the existing character of the area where roadside hedge boundaries predominate, the proposal to remove a section of the southeast boundary hedge and to erect a 1.2m high timber fence would have a significant negative effect on the character and visual amenity of the area. The proposal therefore conflicts with Policies GP8 and GP13 of the Island Development Plan.

OTHER REMARKS:-

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, against a decision to refuse an application for planning permission or outline planning

permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2025/1263
Property Ref: D016710001
Valid date: 15/08/2025
Location: Mississauga 1 Le Villocq Estate Castel Guernsey GY5 7SF
Proposal: Remove hedge and erect fence to southeast boundary and southwest of property.
Applicant: Mrs A K Masterton

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. Given the prominent location of the site and the existing character of the area where roadside hedge boundaries predominate, the proposal to remove a section of the southeast boundary hedge and to erect a 1.2m high timber fence would have a significant negative effect on the character and visual amenity of the area. The proposal therefore conflicts with Policies GP8 and GP13 of the Island Development Plan.

OFFICER'S REPORT

Site Description:

The property known as 'Mississauga' is a corner site with Ruelle du Courtil Simon running along the southwest boundary and Le Villocq Estate Road running along the southeast boundary. There are similar neighbours to the northwest and Le Villocq Estate housing to the northeast. To the southeast beyond the road is open fields and there are two detached neighbours across the road to the southwest. 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 part of the southeast boundary hedge and a small return section of hedge near the parking area and to replace it with a 1.2m high fence.

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

GP8: Design

GP13: Householder Development

Representations:

None

Consultations:

None

Summary of Issues:

- Impact of the development on the character and appearance of the area.
- Impact of the development on visual amenity.

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.

It was noted on site that most of the nearby neighbours, to the northwest and across the road to the southwest, all have hedges along their front boundaries and to the southeast is an open field.

The reason stated for removing part of the hedge is due to it needing cutting once a month from April to September.

At present the hedge is in a healthy condition, and along with the neighbours' hedge boundaries, it contributes to the character of the area and to introduce a fence along the southeast boundary would impact the visual amenity of the area.

Given the prominent location of the site and the existing character of the area where roadside hedge boundaries predominate, the proposal to remove a section of the southeast boundary hedge and to erect a 1.2m high timber fence would have a significant negative effect on the character and visual amenity of the area. The proposal therefore conflicts with Policies GP8 and GP13 of the Island Development Plan

Due to the negative effect of the proposal on the character and visual amenity of the area, the recommendation for this application is one of a refusal.

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 Planning and Development (General Provisions) Ordinance, 2007 have been considered 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: 16/09/2025