

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 roadside wall to create gated vehicle access and parking area.

LOCATION: Stanmore, Rue Des Petites Hougues, Vale.

APPLICANT: Mr L Turian

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: 22/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Archtech: JT-20-02E

Application Ref: FULL/2025/1300

Property Ref: C00506B000

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.The stone to be used in the construction of the new sections of wall either side of the vehicle entrance point as hereby approved shall match as closely as possible the type, colour, texture, method of bonding and pointing of the remainder of the boundary wall.

Reason - To secure the satisfactory appearance of the completed development in the interests of visual amenity and to conserve and enhance the character of the surrounding Conservation Area.

5.(a) Full details of the hedges to be planted along the north and west boundaries of the site(as shown on drawing ref: JT-20-02E) including the species, size and density of plants at the time of planting, shall be submitted to and approved in writing by the Authority.

(b) The hedges shall be planted, in accordance with the details approved under (a) above in the first planting season following the first use of the vehicle access point as hereby approved. Any plants which die, are removed or become seriously damaged or diseased within 5 years shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted unless the Authority gives written approval to any variation.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to provide biodiversity enhancements in accordance with the Strategy for Nature SPG.

Expiry Date: This permission will cease to have effect on 21/10/2028 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/2025/1300
Property Ref: C00506B000
Valid date: 28/08/2025
Location: Stanmore Rue Des Petites Hougues Vale Guernsey GY3 5NE
Proposal: Remove section of roadside wall to create gated vehicle access and parking area.

Applicant: Mr L Turian

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. The stone to be used in the construction of the new sections of wall either side of the vehicle entrance point as hereby approved shall match as closely as possible the type, colour, texture, method of bonding and pointing of the remainder of the boundary wall.

Reason - To secure the satisfactory appearance of the completed development in the interests of visual amenity and to conserve and enhance the character of the surrounding Conservation Area.

5. (a) Full details of the hedges to be planted along the north and west boundaries of the site(as shown on drawing ref: JT-20-02E) including the species, size and density of plants at the time of planting, shall be submitted to and approved in writing by the Authority.

(b) The hedges shall be planted, in accordance with the details approved under (a) above in the first planting season following the first use of the vehicle access point as hereby approved. Any plants which die, are removed or become seriously damaged or diseased within 5 years shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted unless the Authority gives written approval to any variation.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to provide biodiversity enhancements in accordance with the Strategy for Nature SPG.

OFFICER'S REPORT

Brief Description of the site:

Planning permission was granted in 2021 to convert the building on site into a dwelling (FULL/2021/0445) Subsequently permission was granted to replace and raise the roof of the premises and alterations to the fenestration. It is evident from a visit to the site that both of these permissions have commenced on site and the roof alterations have also been completed and the building is therefore considered to be residential for the purpose of planning policy.

The property is situated to the south of Rue Des Petites Hougues and surrounding the site the area comprises residential properties to the north and west with agricultural fields to the east and south and residential properties beyond.

The site is situated Outside of the Centres and within a Conservation Area as designated in the Island Development Plan.

Relevant History:

FULL/2023/0272	Replace and raise the roof and alterations to fenestration in connection with approval to convert building into dwelling (FULL/2021/0445) with associated change of use of agricultural land to domestic garden.	Granted 08/06/2023
FULL/2021/0445	Convert building into dwelling.	Granted 04/10/2021

Existing Use(s):

Residential – property and garden area;

Agricultural – field to the south (edged in blue on the application drawings)

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:

GP1 Landscape Character and Open Land

GP4 Conservation Areas

GP8 Design

GP9 Sustainable Development

GP13 Householder Development

IP9 Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

In considering proposals for the creation of or enhancements to existing vehicle access, Policy IP9 requires the Authority to seek to ensure, wherever possible, that they do not result in adverse impacts on the landscape character or distinctive natural or built features that contribute positively to the character of the wider area. Furthermore, the site is within a Conservation Area and it is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting Conservation Areas, to secure so far as possible that the special historic, architectural, traditional or other special characteristics are preserved. This is reflected in Policy GP4 which supports development that conserves, and where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.

Policy GP1 supports development that respects the relevant landscape character type within which it is set and does not result in the unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area concerned.

Policy GP8 indicates, inter alia, that new development will be supported where it is demonstrated that it has been designed to a good standard of architectural design and it respects the character of the local built environment.

As part of that application to convert the building into a residential property (Ref: FULL/2021/0445) access to the dwelling was via an access driveway to the west that serves neighbouring properties and land to the south. Parking for the property was immediately to the west of the building, formed by an open frontage along the full extent of the boundary.

Under this application planning permission is sought to create an independent access for the property towards the northeast corner of the site directly onto Rue Des Petites Hougues. The existing access and parking area to the west of the property will be enclosed with hedging as part of this proposal.

As part of the initial application a 5.0m wide vehicle access was proposed with a large area of hardstanding. Although a bell-mouth radii was introduced to lessen the impact of the proposal, the overall width of the opening at 5.0m was considered to be excessive and would harm the character of the surrounding Conservation Area. Furthermore, the extent of hardstanding originally proposed was also unnecessary and excessive for the size of property that it would serve. The application was subsequently deferred and revised plans have been submitted to address these concerns.

The extent of hardstanding has been reduced substantially, and the width of the opening reduced to 4.0m, a bellmouth radii provided with gate pillars either side (serving electronic gates) to lessen the impact on the character of the surrounding area. Although the loss of a small section of wall is regrettable, a large proportion will remain intact and will continue to provide an adequate boundary feature onto Rue des Petites Hougues. Furthermore, hedging is proposed to be planted along the full extent of the west boundary of the site, to close the existing access and parking area whilst providing a form of enclosure and an element of privacy to the property. Provided that the hedging is appropriate and is planted in a timely manner (controlled by condition) it will benefit the visual character of the area and on balance the loss of the section of boundary wall will be outweighed by this improvement.

Considering the above it is considered that any adverse impact on the character of the surrounding Conservation Area as a result of the development is not so substantial to warrant the refusal of planning permission. This conclusion is reinforced by the preceding text to Policy IP9, which notes that, *“the Authority will balance any impact on the character of the locality concerned with affording a*

significant degree of flexibility so that reasonable development aspirations can be met.”

A turning facility has been provided to enable cars to leave the site forward facing, although sightlines from the access maybe partially obstructed by the height of walls and vegetation on either side. However, as set out in the Traffic Engineering Guidelines for Guernsey, the highway is classified as a Neighbourhood and Country Road where the functional emphasis is primarily one of access to individual properties and provision for vulnerable road users. Due to the low traffic flows along Neighbourhood and Country Roads, the control of frontage activities is not important and a greatly relaxed regime of traffic management is permissible. In this case, due to the nature of the highway, the deficiencies noted with the access are unlikely to result in any significant road safety or traffic management concerns.

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.

In view of the above it is recommended that planning permission is granted for the proposed development subject to conditions to ensure that the new sections of wall are finished to match the remainder of the wall and to ensure that further details of the hedge is provided and that it is planted in a timely manner.

Recommendation:

Grant with Conditions



Date: 21/10/2025

