

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: Install padel court and associated works to northeast of site (Retrospective).

LOCATION: Le Menage, Rue Poudreuse, St. Martin.

APPLICANT: Mr S Davison

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: 30/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: SKD Design: MPSG/31C & /32.

Application Ref: FULL/2025/1400

Property Ref: J004170000

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 hours of use of the padel court shall be restricted between 08:00 - 20:00 Monday to Sunday.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5.The padel court hereby approved shall be restricted for domestic recreational use only. It shall not be used commercially.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 29/01/2029 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/2025/1400
Property Ref: J004170000
Valid date: 25/09/2025
Location: Le Menage Rue Poudreuse St. Martin Guernsey
Proposal: Install padel court and associated works to northeast of site (Retrospective).

Applicant: Mr S Davison

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 hours of use of the padel court shall be restricted between 08:00 - 20:00 Monday to Sunday.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5. The padel court hereby approved shall be restricted for domestic recreational use only. It shall not be used commercially.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

OFFICER'S REPORT

Site Description:

The property known as 'Le Menage' is a mid-20th century large detached two-storey, hipped roof dwelling. It is set well back from the road and faces west onto Rue Poudreuse with driveway and garden to the front of the property. A large garden also exists to the rear/east which wraps around the rear of adjoining properties to the north. Other large detached residential properties are situated to the north and south of the site. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2025/0227 - Erect single storey extension, install Juliet balcony to east (rear) elevation, erect porch to west (front) elevation and alterations to fenestration – Approved June 2025.

FULL/2024/0376 - Demolish existing dwelling and erect replacement dwelling (revised scheme) – Approved April 2025.

FULL/2023/0241 - Demolish existing dwelling and erect replacement dwelling with associated landscaping and plant room, create padel court to north of site, infill existing vehicle access and create new gated vehicle access – Approved April 2023.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is a retrospective application to install an outdoor padel court and associated works to the northeast of the site.

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

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

There has been 4 letters of representation and the issues are:

- Padel can be noisy, especially when played in close proximity to residential areas. The noise comes from the impact of the ball on the racket and glass walls, the bounce of the ball on the court, and player sounds. Padel is often perceived as louder than tennis due to the enclosed court structure and the ball's material. There are objections to the amount of noise the court will cause.
- The proposed padel court includes structural elements such as glass screens and metal fencing which will be visually intrusive, especially given the very elevated height of the padel court enclosures (3–4 metres high). The development is not in keeping with the character of the surrounding residential area. Its design, scale and siting is incongruous with what is predominantly garden space and could dominate the outlook from and shade neighbouring properties.
- To provide more effective screening and preserve residential amenity, it is suggested that the landscaping scheme should include more and higher evergreen native trees—planted in a staggered formation to create a denser and more elevated natural barrier. This would better absorb noise and reduce visual intrusion, particularly during winter months.
- Surfacing may increase flood risk.
- Hedging will encroach onto neighbouring properties.
- If floodlights are installed this could give rise to light spill.

Consultations:

The Office of Environmental Health and Pollution Regulation

10/10/2025

'I have reviewed the proposed plans for the above reference planning application which were received by email on 6th October 2025 and there is an issue of concern that I must raise.

I am concerned about noise from people using the court as well as from the action of the ball hitting the padel racket. It is assumed that this is a private court and therefore there will be limited use of the court, however this is not confirmed in the application. In my opinion it is likely to be more intrusive than the existing tennis court was when it was in use.

I therefore consider there to be insufficient information at this current time for me to be able to comment on the application. The application does not address my concerns to an appropriate level.

For us to be able to comment on this application I recommend an acoustic report is commissioned and undertaken by a suitably qualified acoustic consultant. The report should consider the following:

- *Times that the court will be in use*
- *Likely frequency of use (domestic or commercial in nature)*
- *Noise from people using the court*
- *Noise from the playing of padel on the court*

I attach a list of consultants who are prepared to operate on the island. Please note that inclusion on the list does not infer any recommendation by the department.

It is noted that there is no intention to install external lighting, should this ever be the case it is assumed that a separate planning application will be required.'

18/12/2025

'I have reviewed the proposed plans for the above-referenced application, which were received by email, together with the acoustic report prepared by May Walters Acoustic Consultants (ref: LeMenageGBDMH1 v1.0) on 1 December 2025. Having considered the submitted information, I can confirm that I have concerns regarding the potential for noise nuisance that could adversely affect the amenity of nearby properties. Noise from people and the activity of playing padel can be intrusive and difficult to control. Having consideration to the acoustic report I would recommend that the following conditions be applied:

- *The hours of use of the padel court shall be restricted between 08:00 – 20:00 Monday to Sunday.*
- *The padel court be restricted for domestic recreational use only. It should not be used commercially.*
- *Prior to operation a noise management plan shall be submitted and approved by the Authority. The plan must identify all potential sources of noise arising from the use of the padel court and detail mitigation measures that will be implemented. The noise management plan should include, but not be limited to:*
 - 1. monitoring of noise levels*
 - 2. maintenance of the court and its surrounding area*
 - 3. potential noise mitigation measures to decrease the effect on the amenity of surrounding properties if required.*

Should an application be submitted to install lighting associated with the padel court then this department would expect to be consulted as part of the application process.'

After a brief discussion with the Environmental Health Officer – it was decided to omit the last condition as it is not considered reasonable.

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

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.

There was a tennis court situated in the northeast corner of the site where the padel court is presently being built. The proposed court would be located within the domestic curtilage/ garden and away from roadside boundaries and will be screened from public view by surrounding residential development.

The padel court is smaller than the previous tennis court and set further from the boundaries with properties fronting Rue Poudreuse. The court and associated fencing will not have a detrimental impact on the character and appearance of the locality from public viewpoints. Whilst planting along boundaries has the potential to provide a degree of screening, the 4m high glazed surround of the court will be visible from the adjoining neighbouring properties. However, due to a combination of the distance of the screens from neighbouring properties and the partially translucent nature of the surround to the court, the padel court is unlikely to have a material adverse effect in terms of the outlook and overshadowing of neighbouring properties.

The toughened glass rebound panels require permission given their height, approx. 4m, and some reservations exist regarding noise generated resulting from balls rebounding off these panels. A previous application was approved to install a padel court back in 2023, where no conditions were added. Since then, Environmental Health have had several complaints about noise pollution from private padel courts on the island, to help mitigate this problem conditions are recommended to limit the hours on which the court can be used. Given that the court would be used for ancillary domestic purposes and together with the recommended limitations on the hours of use, noise from the padel court is unlikely to have a material adverse effect on the amenities of surrounding residential neighbours.

The planting of hedges does not require planning permission and no permission is sought to install floodlights. The footprint of the padel court is smaller than the previous tennis court and is unlikely to result in any significant flood risk concerns.

The proposals are considered to achieve a good standard of design, the scale and massing of the new padel court is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any significant adverse effects on 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.

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: 28/01/2026