

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 hedges, erect single storey outbuilding/garage to north-east boundary, alter boundary and create gated vehicle access to north-west boundary.

LOCATION: 6 Maple Mews, Jerbourg Road, St. Martin.

APPLICANT: Mr & Mrs A Robinson

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: 17/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Turnstone Design - 421-10 P4

Application Ref: FULL/2025/1432

Property Ref: J01655D006

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.

Expiry Date: This permission will cease to have effect on 16/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

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/2025/1432
Property Ref: J01655D006
Valid date: 12/09/2025
Location: 6 Maple Mews Jerbourg Road St. Martin Guernsey GY4 6AZ
Proposal: Remove hedges, erect single storey outbuilding/garage to north-east boundary, alter boundary and create gated vehicle access to north-west boundary.

Applicant: Mr & Mrs A Robinson

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.

INFORMATIVES

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

OFFICER'S REPORT

Site Description:

The property known as '6 Maple Mews' is a modern 2019 detached two storey dwelling which is the end dwelling of a run of 6 new homes collectively known as Maple Mews, built on the same footprint as a previous hotel. The property faces northwest onto the access road. The dwellings garden is to the northeast with the other Mews properties to the southwest and a neighbours garden to the southeast. Beyond the garden to the northeast is open agricultural land. 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 the northwest boundary hedge and the northeast boundary hedge and replace with a 1.8m high boundary rendered wall, with a double garage and garden store constructed in the north corner facing southwest. A 4.9m wide gate will allow car to enter the site in the northwest boundary wall. The land between the garage and the house will be hard landscaped for a driveway and seating area, with the rest of the garden laid to lawn, as existing. The rest of the boundary between the car park and the garden will comprise a wall with outdoor kitchen on the garden side.

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

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

There has been one letter of representation received and the issues are;

- **Proposed tree removal.** The large mature deciduous tree appears healthy and is not actually standing on the footprint of the proposed development but on a strip of land adjacent to it. An encroaching branch may need to be shortened, but there does not appear to be a compelling reason for the whole tree to be felled. It does not steal light or reduce the amenity of its surroundings and has lived comfortably in its environment for many decades.
- **Proposed hedge removal and replacement with a wall.** The substantial mature privet hedge that forms the northern boundary between site and the field, and runs approximately 20m and around 3.5m high, is a party hedge. As the party owners we do not wish to lose this feature from our property. Also, when permission was granted to develop Maple Mews, the preservation of this hedge had been a stated condition. In any case retention does not preclude the construction of a vehicle garage or wall, just that they would not form part of the legal boundary and could be brought forward slightly.
- **Trim hedge** This part of the south eastern boundary is actually marked by a wire mesh fence. The hedging (Griselinia) referred to is planted on our side of that fence many years ago and does not form any part of the boundary. The applicant is welcome to trim any shoots that grow through the fence but not the hedging plants, which belong solely to the neighbours.
- **Proposed Garage/ Storage/ Toilet.** This new development in the garden of 6 Maple Mews is described as single story. However, although the ridge height is not clearly marked, the scale drawing indicates that it is far taller than that required for the parking of cars. This matters as the tall blank north western gable end will be directly facing the rear of the neighbours residential property. It does appear to be unnecessarily high for a garden store/garage. A height similar to the adjacent stable building (not marked on the location plan for some reason, and only shown as a thin line box without heading on the main plan) would be far more proportionate and in keeping with the existing surroundings.

Consultations:

None

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.

The application was deferred because replacing the whole northeast boundary hedge with a wall between the dwelling and the agricultural land is not considered good design. Apart from the location of the garage the existing hedge will remain to denote the southeast boundary.

No 6 is the only one of the properties with a large enough garden to warrant building a garage, there is certainly room for one and the garden would probably be utilised more with the seating/hard landscaped area.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The garage will provide additional space for car parking and storage and an integrated shed for all gardening tools.

The scale and massing of the new garage 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.

The loss of the existing tree is regrettable, but as it is not protected, its removal is acceptable in terms of policy. Part of the boundary hedge is now retained and any dispute regarding the location of the boundary is a civil matter between neighbours and legal advice should be sought.

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: 16/10/2025