

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 shared vehicle access and parking area to west boundary of No.1 and 2 Cameron Place (Protected Buildings).

LOCATION: 1 & 2 Cameron Place, Upper St. Jacques, St. Peter Port.

APPLICANT: Mr Chris Dunford

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: 05/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Proposed layout of parking areas, Block Layout Plan (date stamped received 2nd October 2025), Roadside (west) elevation.

Application Ref: FULL/2025/1437

Property Ref: A206030000 + A206020000

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 2 months of the new access point being created to the west of 1 & 2 Cameron Place, the existing roadside wall, where disturbed, shall be made good and match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - in the interests of preserving the special interest of the protected buildings, conserving the character and appearance of the Conservation Area, and to ensure that the works are completed in a timely manner.

5.Prior to installation, a finished sample or full details of the hard surfacing material to be used for the parking area hereby approved shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

Reason - the drawings submitted are not specific. Further information is required in the interests of preserving the special interest of the protected buildings, and conserving the character and appearance of the Conservation Area.

Expiry Date: This permission will cease to have effect on 04/12/2028 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/2025/1437
Property Ref: A206030000 + A206020000
Valid date: 07/10/2025
Location: 1 & 2 Cameron Place Upper St. Jacques St. Peter Port
Guernsey GY1 1SU
Proposal: Remove section of wall to create shared vehicle access and
parking area to west boundary of No.1 and 2 Cameron Place
(Protected Buildings).
Applicant: Mr Chris Dunford

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 2 months of the new access point being created to the west of 1 & 2 Cameron Place, the existing roadside wall, where disturbed, shall be made good and match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - in the interests of preserving the special interest of the protected buildings, conserving the character and appearance of the Conservation Area, and to ensure that the works are completed in a timely manner.

5. Prior to installation, a finished sample or full details of the hard surfacing material to be used for the parking area hereby approved shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

Reason - the drawings submitted are not specific. Further information is required in the interests of preserving the special interest of the protected buildings, and conserving the character and appearance of the Conservation Area.

OFFICER'S REPORT

Site Description:

The application relates to two properties, including No.1 and 2 Cameron Place. Both properties are protected buildings, of which includes the roadside granite wall. The properties features a tiled front garden which ranges in depth between approximately 2.5m to 3m, with No.1 providing stairs to the front of the property to serve a basement.

The properties are part of a small terrace to the east of Upper St. Jacques. No. 1 Cameron Place lies on the corner between Upper St. Jacques and La Gibauderie.

The properties are in a Conservation Area as defined in the Island Development Plan.

A recent planning appeal was allowed in relation to No.3 Cameron Place which was originally refused planning permission to remove and alter section of the roadside wall to create a vehicle access and parking area to the west boundary. No.3 Cameron Place is also a protected building and lies within a Conservation Area. The former roadside wall was also protected.

Relevant History:

Reference No	Description	Decision	Date
PAP/012/2023 A206040000 3 Cameron Place	Appeal Decision Notice. Application ref: FULL/2023/0286.	Allowed	2024
FULL/2023/0286 A206040000 3 Cameron Place	Remove and alter section of roadside wall to create vehicle access to west boundary (Protected Building).	Refused	2023
PREA/2011/2013 A206020000	To discuss creating vehicular entrance and car parking area.	Pre-application enquiry	2011

Existing Use(s):

Residential

Brief Description of Development:

Planning permission is sought to remove section of wall to create shared vehicle access and parking area to the west boundary of No.1 and No.2 Cameron Place. The shared access point will be 9.6m in width.

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

GP4 Conservation Areas
GP5 Protected Buildings
GP8 Design
GP9 Sustainable development
GP13 Householder Development
IP7 Private and communal parking
IP9 Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance – Parking Standards and Traffic Impact Assessment (2016)

Representations:

None.

Consultations:

Traffic and Highway Service's comments:

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

Upper St Jacques is classified as a Neighbourhood Route within the island's road hierarchy. It is a one-way road operating north to south with a posted speed limit of 25mph. The carriageway outside Cameron Place measures approximately 5m in width, with a nearside footway of 1.5m. THS notes that the existing yellow line restrictions outside Cameron Place mean no on-street parking would be displaced by the proposal.

To the northern boundary, an adjoining neighbouring wall abuts the public footway and measures approximately 1.6m in height. This feature prevents the minimum required oncoming sightline of 33m from being achieved. THS acknowledges that traffic flows on Upper St Jacques are generally light and, due to the one-way operation, vehicles exiting the site would only need to consider traffic approaching from the north.

The proposal involves removing a section of the western boundary wall to create a 9.6m-wide access serving a new landscaped parking area for two vehicles. The depth of the parking area varies between 2.6m and 2m, with an overall length of 12.2m, which is sufficient to accommodate two small cars parked parallel to the carriageway. The area is divided such that the northern space (serving No. 2) measures 4.5m in length, and the southern space (serving No. 1) measures 7.7m.

THS notes that no turning provision has been included within the site. As all traffic on Upper St Jacques approaches from the north, a vehicle intending to park in the northern space would be required to stop within the carriageway adjacent to the access and reverse into the site. A vehicle using the southern space would need to drive forward into the parking area and subsequently reverse out onto the highway. This manoeuvre is contrary to Highway Code guidance and introduces avoidable road safety and traffic management risks.

In addition, the limited depth of the parking area means that a representative vehicle would not be positioned square to the carriageway when exiting. As a result, the required visibility splay to the west could only be achieved by the driver turning and looking over their right shoulder. This vehicle position also prevents the sightline datum from being taken 2m back from the edge of the carriageway, as required by standard practice.

While THS recognises that traffic volumes on Upper St Jacques are low and that the one-way layout reduces conflict points, the constraints outlined above present material concerns regarding safe access and egress. More importantly, the required

technical standards for a new access cannot be achieved within the confines of the site. THS therefore would not support this application."

Summary of Issues:

- Whether the proposed development would affect the protected buildings and setting of adjacent protected buildings.
- Whether the proposed development would affect the Conservation Area.
- Whether the proposed vehicle access point is acceptable and would not negatively impact on highway safety or traffic management.
- The impact of the development on neighbour amenity.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Legal and policy context:

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 taken into account in the assessment of this application.

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP.

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay "*special attention to the desirability of preserving and enhancing the character and appearance*" of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that "*proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.*"

Appeal Decision and relevance to this application:

As set out in the recent appeal (PAP/012/2023), the Authority's reason for refusing planning application (ref: FULL/2023/0286) was due to the following reasons:

1. The wall forms part of the roadside enclosure of the property and forms part of the character of this part of the St Peter Port Conservation Area. Its removal would have a negative effect on the character of the Conservation Area. Policy GP4 requires development to conserve (i.e. do no harm) or enhance the special character of the conservation area. However, it is not considered that the development would either enhance or conserve the current character and as such would be contrary to the requirements of policy GP4: Conservation Areas.

2. The proposed loss of a section of front boundary wall would be harmful to the setting of the Protected Building. The degree of harm that would be caused in this case is not outweighed by the reasonable aspirations of the property owner and the proposal conflicts with IDP Policy GP 5: Protected Buildings.

3. The parking area does not include a turning point, and the depth of the parking space would prevent a car from parking perpendicular to the highway, which cumulatively would make manoeuvring into and out of the access difficult. Consequently, the access point and parking space created would result in substandard functional design and would raise some highway safety and traffic management concerns.

In light of this application, the reasons for refusing the adjoining property, No.3 Cameron Place, would be relevant to this particular application given that the roadside granite wall is included in the listing of the protected building and positively contributes to the protected buildings, as well as the character and appearance of the Conservation Area. Consequently, the loss of a 9.6m wide section of the wall would harm both the special interest of the protected building and the Conservation Area.

Similar concerns exist with regards to the proposed functional design of the proposed car parking spaces and the potential adverse effect on highway safety and traffic management when taking into account; the lack of a turning point, the depth of the parking space, and that the parking space associated with No.1 Cameron Place would likely result in a vehicle reversing out onto Upper St. Jacques with highly restricted views of oncoming traffic. These concerns are set out in Traffic and Highway Services' comments. For the reasons set out above, there are sufficient reasons to oppose the application.

However, while there are differences between this proposal and the proposal that was allowed for No.3 Cameron Place, the appeal decision nevertheless has had a bearing on the decision-making process of this application given that Tribunal found that the loss of the wall would not have an unacceptable effect on the protected building or the Conservation Area, and that the effects on highway safety and traffic management would not be so substantial to uphold the appeal due to the low traffic volumes and one-way nature of Upper St. Jacques. These considerations were assessed by the Tribunal, and the appeal was subsequently allowed.

On this basis, while concerns are raised in respect of this application, the recent appeal decision and the presence of other approved vehicle access points in the immediate area of the Conservation Area are all acknowledged, and thus have a bearing on the recommendation to support the proposal in this particular case.

The application is therefore compliant with the relevant Island Development Plan policies, and accords with the purposes of the Law and the Material Planning Considerations. It is recommended that conditions be attached to the decision to ensure that the proposed hard surface material is acceptable, and to ensure that the roadside wall where disturbed is made good within a reasonable timeframe following the creation of the access point, in order to preserve the protected building and conserve the character and appearance of the Conservation Area.

For completeness, the proposal will not cause harm to the amenities of neighbouring residents by virtue of the nature of the development.

Date: 04/12/25

