

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: Demolish dwelling, erect replacement dwelling with associated works, relocate vehicle access.

LOCATION: Calais Lodge, Calais Road, St. Martin.

APPLICANT: Mr & Mrs Jenkins

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: 21/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Gardens: 001A-021-2025
JG Architecture: 2509 02.01A, 02A, 03, 04, 05, 06, 07 & 08A.
Site waste management plan.

Application Ref: FULL/2025/1554

Property Ref: J01723A000

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 development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 20/11/2028 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/2025/1554
Property Ref: J01723A000
Valid date: 30/09/2025
Location: Calais Lodge Calais Road St. Martin Guernsey GY4 6AP
Proposal: Demolish dwelling, erect replacement dwelling with associated works, relocate vehicle access.

Applicant: Mr & Mrs Jenkins

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 development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the

development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

OFFICER'S REPORT

Site Description:

The property known as 'Calais Lodge' is a mid-20th century one and a half storey pitched roof detached dwelling which is set back from and faces east onto Calais Road. The house sits towards the back of the site with a large front garden and a winding driveway. To the north, west and south are other detached neighbouring residential properties. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2022/0211 - Demolish dwelling and erect replacement dwelling and single storey detached garage to south boundary – Approved July 2022. Not built.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to demolish the existing property and build a larger two storey replacement dwelling further eastward than the existing, with some associated works and relocating the vehicle access.

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

GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development
GP13: Householder Development
IP9: Highway Safety, Accessibility and Capacity

Representations:

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

- There are concerns on the impact on the amenity of the immediately adjacent residential property to the north.
- There is a vast amount of hardstanding, which will urbanise the site
- Why can't the garage be relocated
- There is a significant jump up in bulk, form, massing and inappropriate siting set against the original dwelling blue dashed line.
- The huge 2.5 storey dwelling will be 2m taller than the existing with a circa 4.5m high garage right up against the north boundary.
- The IDP is the need to balance hard and soft landscaping. There is no balance, only hard surfaced urban dominance.
- There will be significance excavation right up to the neighbours boundary.
- The design is a bulky, over dominant and overbearing rebuild further forward in the site and across the neighbours entire south boundary. The vast extent of hardstanding, parking and garaging alone is unnecessary and a bulky bolt on rather than well designed.
- The effects are significant, obvious and unreasonable and absolutely justify deferral to amend the bulk, form and location, or refusal.
- The design will remove the neighbours south sun aspect with an overbearing and overshadowing impact.
- Overall, the proposed development would lead to several issues in terms of the effect on the character and appearance of the surrounding area, visual amenity and the amenities of neighbouring residents.

Consultations:

Guernsey Water.

'The application was presented to our engineer during Guernsey Water's monthly Developer Meeting held on Monday, 20 October 2025. Following review, the only comment Guernsey Water would like to make is that all surface water should be managed on site.'

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.

Policy GP13 indicates that proposals for the demolition and rebuild of existing dwellings will be supported subject to certain criteria being met including with regards to the impact on the amenities of neighbouring properties, taking into account the surrounding character and where they accord with all the relevant policies of the Island Development Plan.

Properties within the area are of a mixed size and design, with the majority of properties being detached. The footprint of the replacement dwelling is slightly larger than the existing dwelling, but the two storey design would result in a substantial increase to the scale and mass of the dwelling. However, the dwelling would be situated on a good sized plot and despite the increase to the scale and mass of the dwelling, the size of the dwelling would be proportionate to the size of the plot as a whole and it would not be dissimilar to the scale and mass of existing properties within the area. The relocation of the dwelling on the plot to the east would more closely align with the building line of neighbouring properties to the west of Calais Road.

The proposed garage is located approx. 1m from the boundary with the neighbouring property to the north. This will have some impact on the neighbour, however this is not expected to be significantly harmful as the neighbouring dwelling itself is approx. 22m away from the garage which is sufficient to prevent any significantly harmful visual or physical impacts and the orientation combined with the distance ensures there will be no harmful loss of daylight or sunlight to the neighbour's house or most sensitive amenity space.

The replacement dwelling would be centrally located within the plot and would be set back a minimum of 4 metres from neighbouring boundaries. There are few first floor windows in the north and south (side) elevations, and they are all high level windows to prevent overlooking. There are first floor windows to the rear (west) elevation but the distance to neighbouring boundaries together with the size and layout of neighbouring properties is likely to result in no significant loss of privacy for any of the neighbouring properties. Overall the proposal would have no material adverse effects on the amenities of neighbouring residents, and complies with Policy GP9 in this respect.

Until recently the site benefitted from mature soft landscaped gardens with mature trees along the east roadside boundary. This soft landscaping has been comprehensively removed and the site now appears unusually bare when viewed alongside the mature soft landscaped grounds of neighbouring properties along the street. Consequently, the visual impact of the replacement dwelling could be further softened by the submitted soft landscape scheme for the site which only includes the planting of three trees alongside the proposed garage. However, since the application was deferred the east roadside boundary has had a few more trees added which will eventually screen the property from the road.

The overall design of the replacement dwelling is good and subject to an amended soft landscape scheme, the proposal would have no significant adverse effects on the character and appearance of the area, in accordance with Policies GP1, GP8 and GP13.

The replacement dwelling would have adequate car parking and there is sufficient space to provide secure covered bicycle parking either within the garage or elsewhere on the site.

The sustainable elements of the design were summarised in the design statements as;

‘The use of natural light within the building throughout the day reduces the need for artificial lighting, owing to the conservation of power and fuel within the property. The solar gain provided through the proposed fenestration will also aide towards minimising the use of heat producing appliances. The use of concrete blockwork walls will provide a robust, durable construction material, offering further benefits of thermal massing to assist with negating the need for reliance on heat producing appliances.’ Plus all lighting will be energy saving and the lighting design will consider means to minimise night time lighting pollution.

A Waste Management Plan has been submitted which sets out how construction waste is to be minimised and dealt with. The overall layout and form of the development and the information submitted is sufficient to demonstrate that the development has been designed to take into account the use of energy and resources, 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: 20/11/2025

