

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: Erect single storey outbuilding/garage to south boundary, erect pergola to west (front) of property, erect raised terrace to east (rear) elevation and alterations to wall to south of property.

LOCATION: La Colombe, Rue Poudreuse, St. Martin.

APPLICANT: Mr P Alberts

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: 03/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch+ - 241-30-301, 302, 303, 304, 305

Application Ref: FULL/2025/1626

Property Ref: J004180000

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 existing hedges to the north and west elevation which enclose the front garden shall be retained and maintained at a height of no less than 2m. Should any plants become seriously diseased, damaged or die, they shall be replaced in the flowing planting season by plants of a height and species similar to the existing hedge.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

Expiry Date: This permission will cease to have effect on 02/12/2028 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/2025/1626
Property Ref: J004180000
Valid date: 23/10/2025
Location: La Colombe Rue Poudreuse St. Martin Guernsey GY4 6NN
Proposal: Erect single storey outbuilding/garage to south boundary, erect pergola to west (front) of property, erect raised terrace to east (rear) elevation and alterations to wall to south of property.

Applicant: Mr P Alberts

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 existing hedges to the north and west elevation which enclose the front garden shall be retained and maintained at a height of no less than 2m. Should any plants become seriously diseased, damaged or die, they shall be replaced in the following planting season by plants of a height and species similar to the existing hedge.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

OFFICER'S REPORT

Brief Description of the site:

The site is occupied by a large dwelling set in a spacious plot. An attached neighbour lies to the north of the site, and the garden of the dwelling to the south, Le Menage also wraps around the rear of the site.

The site is located Outside of the Centre as designated in the Island Development Plan.

Relevant History:

N/A

Existing Use(s):

01 Residential

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:

GP8 – Design

GP9 – Sustainable Development

GP13 – Householder Development

Conclusion/Brief comment:

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

In this case the application proposes the erection of a detached garage to the rear, alterations to an existing wall, the installation of hardstanding and a timber pergola within the frontage of the dwelling.

The proposed garage is appropriate in scale and size to be considered an acceptable ancillary building. The garage is situated close to the southern boundary with the neighbours, although it is positioned to the north of this neighbour and in a location which is not likely to result in any significant loss of light or amenity to the nearest neighbours. The pitched roof design also minimises any visual impact to neighbouring dwellings.

The alterations proposed to introduce an area of hard standing, and works to the wall within the front garden are acceptable given the proposal and enclosed nature of the frontage. The rear (eastern) terrace is acceptable, located entirely to the rear of the site and will not have a harmful impact on neighbours.

While the proposed pergola is a large structure within the front garden, in an area where there appears to be no precedent for any structures forward of the building line. The site is generally well enclosed by an approx. 2.5m high mature hedge to the front (western) boundary. The hedge to the northern boundary between La Colombe and the attached neighbour is not as high or mature in places but still provides a good level of enclosure. The pergola structure proposed is a lightweight frame, and in combination with the mature hedging which will be conditioned to remain and be retained at a height of no less than 2m, the proposal is on balance, considered to be acceptable given that the site is not located within a Conservation Area.

In summary, the garage, pergola and other works are acceptable under the provisions of Policy GP13.

Information has been submitted which demonstrates that sustainable development principles have been considered in developing this scheme, in accordance with the requirements of Policy GP9.

The decking shown on the plans proposed to the rear is approx. 0.40m above ground level and so would be exempt work and would not require express consent. The front low boundary wall is also exempt as less than 0.9m in height.

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.

Recommendation:

Grant with Conditions



Date: 01/12/2025

