

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 sleeper wall and alter northwest and southeast driveway boundaries.

LOCATION: Woodhaven, Belval Road, Vale.

APPLICANT: Mr G Horne

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: 16/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block plan, elevation and plan (both dated 05/12/25).

Application Ref: FULL/2025/1678

Property Ref: C005280000

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 15/12/2028 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/2025/1678
Property Ref: C005280000
Valid date: 12/11/2025
Location: Woodhaven Belval Road Vale Guernsey GY3 5LS
Proposal: Erect sleeper wall and alter northwest and southeast driveway boundaries.

Applicant: Mr G Horne

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.

OFFICER'S REPORT

Site Description:

The property known as 'Woodhaven' is a 1970's detached bungalow which is located behind a pre-1900's dwelling (Fortebrie), with the vehicular entrance to the west side of the older property. Woodhaven is located to the northeast of Fortebrie, which faces southwest onto Belval Road. There are neighbouring properties to the west and south of Fortebrie. Neighbouring gardens to the west and south of Woodhaven and to the north and east open agricultural fields. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2025/1383 – Change of use of agricultural land to domestic garden (1,760sqm)
– Pending.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to erect a boundary wall made of upright sleepers, from 0.9m close to the road and a final height of 1.5m over a 12.5m length either side of the driveway.

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 received and the issues are;

- The proposed wall would introduce an overly dominant and enclosing structure within an otherwise open residential streetscape. It would create a harsh, visually intrusive boundary out of keeping with the surrounding properties on Belval Road, and adversely affect the pleasant and open character of the neighbours front garden, which currently contributes positively to the amenity of the area.
- The wall would be an excessive height at the point nearest the neighbours home, where the wall would terminate approximately one metre from their front door. The application shows contradictory measurements within the application: the written submission suggests a height of 1.5-1.7m (with a request for an additional 0.2m), whereas the accompanying sketch indicates

a height of 2.0m. Plus, the applicants state their intent is to maintain a level height relative to the footpath; however, due to the natural slope of the driveway, this results in an increasingly tall and disproportionate structure as it approaches the neighbours home.

- The proposed development would significantly diminish the neighbours ability to reasonably enjoy the front area of their property.
- A wall rising to between 1.7m and 2.0m due to the driveway gradient would significantly block the sunlight from the front garden. The resulting overshadowing would materially reduce sunlight to both the garden and the front rooms of the neighbours home.
- A wall of the height proposed would place the neighbours garden into shade, severely limiting plant growth and diminishing the visual contribution this planting makes to Belval Road.
- Positioning the wall so close to the neighbours front door creates an uncomfortably overbearing physical presence, significantly altering the feel of the entrance to their home.

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 roadside height of the proposed sleeper wall is to be 0.9m. The final height of the wall closest to the neighbours property is 1.5m, which is still relatively low and easy to see over, thus it is not considered to be enclosing like a barricade.

The land does fall away from the road towards the properties, hence the change in height, but the height is within the range considered acceptable forward of the building line, in and around front gardens. Thus retaining the open nature of the front gardens of Belval Road.

The proposals are considered to achieve a good standard of design, using materials which complement the surrounding natural environment.

The scale and massing of the new sleeper wall is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact on either of the immediate neighbours. Any loss of light will be limited due to the position of the wall to the west, and limited height of the wall which means any loss of light would not be significant or harmful. The neighbours rear garden remains unaffected by the proposal and is considered to be the primary amenity space for the dwelling, although the new wall would improve privacy and enclose the front garden area for the 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: 16/12/2025