

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: Extend at ground floor level and create balconies at 1st floor level and install sign to north (front) elevation, alterations to create cycle parking area, landscaping and associated works to north (front) of site.

LOCATION: Driftwood Inn, Perelle, St. Saviour.

APPLICANT: Mr J Le Fric

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: 02/01/2026

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

Drawing Nos: Lambs Architects - 235-S00 P1, LA01, GA00, GA01, GE00 P1, GE02,

Application Ref: FULL/2025/1714

Property Ref: E01133A000

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.Notwithstanding the details shown on the approved plans no cladding to be used on the exterior of the extension as hereby approved shall be placed on the site until such time as a sample of the material in its finished form has been submitted to the Authority. Only the cladding material and any agreed finish agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development in accordance with policy GP8 of the Island Development Plan.

5.(a) Prior to the commencement of any works in connection therewith full details (to include the location of each species proposed, along with the size, number and density of the plants/shrubs/trees) of the native hedge and all plants/shrubs to be planted in the planted bed as shown on drawing ref: 235-LA01 shall be submitted to and agreed in writing by the Authority.

(b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season following completion, or first use (whichever is the sooner) of the extension hereby approved. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to provide biodiversity enhancements in accordance with the Strategy for Nature SPG.

Expiry Date: This permission will cease to have effect on 01/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the advertisement(s) to which this permission relates is non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

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/2025/1714
Property Ref: E01133A000
Valid date: 11/11/2025
Location: Driftwood Inn Perelle St. Saviour Guernsey GY7 9NA
Proposal: Extend at ground floor level and create balconies at 1st floor level and install sign to north (front) elevation, alterations to create cycle parking area, landscaping and associated works to north (front) of site.

Applicant: Mr J Le Fric

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. Notwithstanding the details shown on the approved plans no cladding to be used on the exterior of the extension as hereby approved shall be placed on the site until such time as a sample of the material in its finished form has been submitted to the Authority. Only the cladding material and any agreed finish agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development in accordance with policy GP8 of the Island Development Plan.

5. (a) Prior to the commencement of any works in connection therewith full details (to include the location of each species proposed, along with the size, number and density of the plants/shrubs/trees) of the native hedge and all plants/shrubs to be planted in the planted bed as shown on drawing ref: 235-LA01 shall be submitted to and agreed in writing by the Authority.

(b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season following completion, or first use (whichever is the sooner) of the extension hereby approved. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to provide biodiversity enhancements in accordance with the Strategy for Nature SPG.

INFORMATIVES

For the avoidance of doubt, the advertisement(s) to which this permission relates is non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a hotel building situated to the south of Route de La Perelle. Surrounding the site the area comprises residential properties to the south, east and west with a petrol filling station and small shop situated further west. To the north the property faces Perelle Bay and the Coast.

The site is accessed off Route de La Perelle towards the northeast corner of the site and car parking is situated to the north and east of the main building. To the rear

(south) of the property is a lawned area, and in the southwest corner of the site is a swimming pool and staff quarters.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2024/0277	To change the use of part of the existing hotel (Use Class 7) to create seven residential flats/apartments (Use Class 2) and to upgrade and redesign the remaining part of the existing hotel to ensure that a minimum 4 star tourism standard is achieved including alterations to the external fenestration with ancillary parking, access and amenities.	Granted 05/06/2025
FULL/2022/0185	Install door to north-west elevation approved	Granted 25/02/2022

The application has also been the subject of pre-application discussions.

Existing Use(s):

Hotel

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:

OC8(A): Visitor Accommodation Outside of the Centres – New Extension, Alteration or Redevelopment of Existing Uses;

GP8: Design;

GP9: Sustainable Development;

IP6: Transport Infrastructure and Supporting Facilities;

IP7: Private and Communal Car Parking;

Parking Standards and Traffic Impact Assessment SPG
Strategy for Nature SPG.

Conclusion/Brief comment:

Planning permission was recently granted at this site to redevelop part (the eastern part of the hotel) into 7 residential units (the part of the site edged in blue on the application drawings). As part of that application the applicant entered into a legal covenant to ensure that the remaining part of the hotel (the western section of the building as edged in red on the application drawings) is improved to achieve a 4 star boarding standard prior to the occupation of any of the approved dwellings. To date although the permission has not been implemented it remains extant.

This planning application relates to part of the building that will remain as the hotel (as edged in red on the application drawings). Permission is sought to extend at both ground and first floor level, to create first floor balconies, a cycle car parking area, a reconfigured seating area, landscaping and associated works. The scheme also proposes the installation of a new sign. All of the alterations proposed are to the north (front) elevation of the property. The alterations are aimed at improving the visual appearance and character of the existing building as part of the redevelopment of the hotel site and to help to achieve the four star boarding standard to facilitate the previous planning permission granted at this site.

At present, the existing north facing façade has a series of triangular bays that project from the building at ground floor level. These are dated, in poor condition and do not add to the character of the building or the surrounding area and are proposed to be demolished. A replacement extension will be formed to follow the original building line of the property with large sliding doors at ground floor and first floor balconies provided to the bedrooms above. The existing external seating areas to the front of the site will be reconfigured and a raised terraced area created which will be enclosed by timber sleepers with glazed panels above to shield patrons from the weather.

The proposal will create a more coherent design for the property using modern materials proposed to be in-keeping with the host-building and the overall character and appearance of the surrounding area. Although details of the materials have been provided as part of the application, no sample has been submitted for the cladding to be used on the extension and to ensure that material is appropriate it is suggested that a condition is included for a finished sample to be submitted to the Authority for approval.

Overall, the scale and additional floorspace proposed is limited, and the additional facilities proposed would be ancillary and proportionate to the visitor accommodation at this site, would not undermine the vitality of a Centre and subject to the approval of cladding material would be appropriate in context with the overall visual and landscape character of the location. The scheme is therefore supported by Policy OC8(A) and complies with policy GP8 in this respect.

Policy GP8 requires *inter alia* that proposals for new development will be expected to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space.

In the west facing elevation of the property a first floor balcony exists at present. Although it is proposed to extend this balcony further forward (to the north) and above the proposed extension, any views towards the neighbouring property by virtue of a combination of the angle of view, the distance and the relative orientation and setback position of the neighbouring dwelling, any degree of harm caused is unlikely to be so significant above that already present as to have a material adverse effect on the amenities of the neighbouring residents. The proposal would not overshadow or cause harm with regard to the provision of sunlight to any neighbouring residential properties and for these reasons complies with Policy GP8 in this respect.

The proposed bicycle parking will include 18 Sheffield style bicycle racks positioned to cater for all types of bicycles including the large cargo style bicycles. The cycle parking is also appropriately positioned to the front of the premises and complies with guidance contained within Planning Advice Note AN11 Bicycle Parking. The cycle parking will be screened from the road by a new hedge, planting bed and landscaped area proposed to be planted with native plants and shrubs. No details of the type of planting proposed has been provided and to ensure that this is native to Guernsey, is appropriate for a coastal location such as this and in the interests of biodiversity enhancement, a condition should be included for details of all planting to be agreed and planted in a timely manner.

The non-illuminated signage as proposed is also acceptable however for the avoidance of any doubt it is suggested that an informative be included on any permission to advise the applicant that should illumination be proposed in the future then this would require a further grant of planning permission.

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.

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.

For the reasons contained within this report and subject to the suggested conditions the application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions

Date: 31/12/2025



