

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 hedge, create additional vehicle access and parking area and widen existing vehicle access and parking area.

LOCATION: 5 Clos Des Fontaines, Rue Des Croutes, St. Martin.

APPLICANT: Mrs H Pouillet

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: 14/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Proposed Block Layout Plan (date stamped received 2nd December 2025), Proposed block plan (date stamped received 30 October 2025).

Application Ref: FULL/2025/1735

Property Ref: J00964H005

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.(a) Prior to the removal of the existing hedges, full details of the replacement hedges to be planted in the positions shown on the approved drawing, including the species, size and density of plants at the time of planting, shall be submitted to and approved 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) of this condition within the first planting season following the removal of the existing hedge along the south boundary. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To ensure that the planting scheme is carried out in a suitable timeframe following the removal of the existing hedge in the interests of visual amenity.

5.Prior to the installation of the new driveway and pathways, full details, including the finished surface shall be submitted to and agreed in writing by the Authority. The agreed work shall thereafter be implemented.

Reason - To ensure that the finished surface is appropriate and respects the character and appearance of the clos. The design and construction of the driveway is ambiguous based on the limited information submitted.

Expiry Date: This permission will cease to have effect on 13/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In light of Condition 4, It is recommended that the finished surface of the driveway and pathways is finished in tarmac to match the existing, or loose laid natural stone gravel, pavements, bricks or natural stone setts.

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/2025/1735
Property Ref: J00964H005
Valid date: 02/12/2025
Location: 5 Clos Des Fontaines Rue Des Croutes St. Martin Guernsey
GY4 6RF
Proposal: Remove section of hedge, create additional vehicle access and parking area and widen existing vehicle access and parking area.
Applicant: Mrs H Poullet

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. (a) Prior to the removal of the existing hedges, full details of the replacement hedges to be planted in the positions shown on the approved drawing, including the species, size and density of plants at the time of planting, shall be submitted to and approved 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) of this condition within the first planting season following the removal of the existing hedge along the south boundary. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

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5. Prior to the installation of the new driveway and pathways, full details, including the finished surface shall be submitted to and agreed in writing by the Authority. The agreed work shall thereafter be implemented.

Reason - To ensure that the finished surface is appropriate and respects the character and appearance of the clos. The design and construction of the driveway is ambiguous based on the limited information submitted.

INFORMATIVES

In light of Condition 4, It is recommended that the finished surface of the driveway and pathways is finished in tarmac to match the existing, or loose laid natural stone gravel, paviours, bricks or natural stone setts.

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a two storey semi-detached dwelling located on Clos Des Fontaines. The site is located Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought to remove a section of hedge, and create an additional vehicle access and parking area. It is also proposed to widen the existing vehicle access and extend the parking area.

The applicant has set out justification for the application noting that the new 5m wide driveway will improve accessibility for a disabled member of the household and will provide direct access to a specialist ground floor bedroom and ensuite. Widening the existing access point to 3.6m will also improve safety to enter/egress from a parked vehicle, and thus enter the property.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/0289	Alter fenestration to south (front) elevation	Pre-application enquiry	2025
PREA/2024/1323	Remove PVCu side panel of front door and replace with granite.	Pre-application enquiry	2024

Existing Use(s):

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:

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

Conclusion/Brief comment:

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.

While the loss of a section of the roadside boundary treatment is regrettable, the reasonable aspirations of the property, in this case based on disability reasons, outweighs the harm caused to the character and appearance of the surrounding area (Policy GP8 and GP13).

Although given the limited information submitted, it is reasonable to require full details of the proposed driveway and pathway material to ensure that it achieves an acceptable design. The use of concrete as a finished surface is unlikely to achieve a good standard of design and nor respect the character and appearance of the clos which is generally comprised of tarmac or brick pavers. Other materials may also be acceptable.

The works to the existing driveway are acceptable.

The proposal is unlikely to result in highway safety or traffic management issues.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 12/01/26

