

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Demolish dwelling and erect 2 dwellings, relocate vehicle access and associated works.

LOCATION: The Willows, Grand Douit Road, St. Sampson.

APPLICANT: Mr T Robilliard

I refer to the application referred to below received as valid on 13/11/2025 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 13/02/2026

Drawing Nos: ArcTECH: GTHL-25-2257-02 & 03

Application Ref: FULL/2025/1746

Property Ref: B01564A000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. The proposed replacement dwellings that are the subject of this planning application are significantly larger and so not of broadly the same floor space and volume as the approved dwellings (under application reference: FULL/2025/1272) for the purposes of Policy OC1. The scheme does not accord with criterion (ii) of Policy OC1 of the Island Development Plan.

OTHER REMARKS:-

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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2025/1746
Property Ref: B01564A000
Valid date: 13/11/2025
Location: The Willows Grand Douit Road St. Sampson Guernsey GY2 4WQ
Proposal: Demolish dwelling and erect 2 dwellings, relocate vehicle access and associated works.
Applicant: Mr T Robilliard

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The proposed replacement dwellings that are the subject of this planning application are significantly larger and so not of broadly the same floor space and volume as the approved dwellings (under application reference: FULL/2025/1272) for the purposes of Policy OC1. The scheme does not accord with criterion (ii) of Policy OC1 of the Island Development Plan.

OFFICER'S REPORT

Site Description:

The application site, known as The Willows, consists of a semi-detached dwelling-house, fronting onto Grand Douit Road, St Sampson. It is understood that the building was originally built in the 1970s as a dower unit. The dower-unit was later sub-divided into a dwelling-house in 2012, under application ref: FULL/2012/2516. The property was later extended to the north and west elevation in the early and late 2000s, respectively.

The property is served by a car parking area to the front and features a track to the west of the site, leading northwards towards neighbouring land. The property is served by garden to the front, side and rear of the building.

The surrounding area is semi-rural in character with the street scene consisting of a variety of house types that vary in scale and design. There is no defined pattern of development, with a mix of ribbon development and backland development.

The site is located Outside of the Centres as defined in the Island Development Plan (IDP). The property is not protected, nor located within a Conservation Area.

Planning permission was granted in 2025 to subdivide and alter the existing dwelling to create two dwellings (FULL/2025/1272). This permission has not been implemented.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/1272	Subdivide and alter dwelling to create 2 dwellings and associated works.	Granted	2025
PREA/2022/2113	Erect a dower unit.	PREA/2022/2113	2022
PREA/2021/0357	Erect a dower unit.	Pre-application enquiry	2021
FULL/2014/0124	Extend domestic curtilage.	Approved	2014
FULL/2012/2516	Sub-divide and alter existing dwelling to provide two residential units, install fence.	Approved	2012
PREA/2012/1137	To discuss sub-dividing dwelling, currently house and wing.	Pre-application enquiry	2012
PAPP/2006/4430	Demolish garage and extend dower unit.	Approved	2007
PAPP/2006/3471	Extend dower unit (- erect a conservatory).	Approved	2007
PAPP/2006/2241	Demolish garage and extend dower unit.	Approved	2006
PAPP/2003/0251	Vary works previously approved to extend and alter dwelling	Approved	2003
PAPP/2002/5661	Extend and alter dwelling to create a dower unit.	Approved	2002

Existing Use(s):

Residential use class 1 – dwelling-house.

Brief Description of Development:

Planning permission is sought to demolish the existing dwelling and erect 2 replacement dwellings as well as relocating the vehicle access and associated works.

The proposal features 2x 2-bedroom dwellings. The dwellings are 1.5 storey with pitched slated roofs and smooth render walls. The proposal also incorporates a flat roof dormer to the front and a larger flat roof dormer to the rear. The floor plans are identical, albeit mirrored, and the siting of the properties are staggered with Unit One closer to the road. Access to the rear gardens of both properties is shared by a central passageway between both properties. Bike storage, PV panels, bin storage and electric charging points also feature.

2 parking spaces are provided to the front of each dwelling and both properties are served by a centralised access point, over the existing douit. An earth bank adjoining the edge of the douit, together with a landscaping scheme is incorporated to the front of

both properties. Pedestrian access is retained along the west boundary of the site, leading to the field to the rear of the application site.

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

Policy OC1	Housing Outside of the Centres
Policy GP8	Design
Policy GP9	Sustainable Development
Policy IP6	Transport Infrastructure and Support Facilities
Policy IP7	Private and Communal Car Parking
Policy IP9	Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance – Parking Standards and Traffic Impact Assessment (2016)

Representations:

None.

Consultations:

None.

Summary of Issues:

The main issues in deciding this application are:

1. Whether the principle of the demolition of the approved dwellings, and erecting two replacement dwellings is acceptable.
2. The impact of the development on the character and appearance of the area;
3. The impact of the development on the amenity of people living in the area, including the residents of the existing and new houses; and
4. Whether the proposed vehicle access point is acceptable and would not negatively impact on highway safety or cause traffic management issues, taking into account the above planning policies.

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 set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Whether the principle of the demolition of the approved dwellings and erecting two replacement dwellings is acceptable

Planning permission was granted to subdivide and alter the existing dwelling to create two dwellings under application ref: FULL/2025/1272. This permission has not been implemented.

Policy OC1 enables the demolition and redevelopment of a building without the need to implement the permission for subdivision by physically carrying out the development, provided that:

- i. the subdivision scheme has first been granted planning permission;*

The subdivision scheme has been granted planning permission under application ref: FULL/2025/1272.

- ii. the redeveloped scheme is of broadly the same floor space and volume as the approved subdivision scheme and the number of units approved in the subdivision scheme is not exceeded;*

The number of approved units would not be exceeded.

As set out in the agent's letter dated 30th October, the floor area of the approved dwellings was 40.5sqm and 41.6sqm respectively, under application ref: FULL/2025/1272.

The agent has confirmed that the total floor area for each unit is 67.5sqm, including floor area at ground and first floor level. This equates to a floor area increase by approximately 60% and 62% (notwithstanding the agent's figures).

The agent also notes that the existing approved volume is 186m³ (for both units), with the proposed combined volume would be 380m³. The agent notes that this would be 204% larger than that approved under application ref: FULL/2025/1272 as noted on the drawings submitted, although it is calculated to be 104% increase in volume.

However, notwithstanding the agent's figures, it is calculated that each unit would be approximately 216m³, and therefore the total volume of both units would equate to 432m³. Consequently, the increase in volume would equate to approximately 132% larger than that approved under application ref: FULL/2025/1272.

Consequently in light of both the increase in floor area and volume of the proposed units, the development is not considered to be broadly the same as the existing dwellings approved under application ref: FULL/2025/1272. The proposal therefore fails to comply with criterion ii of Policy OC1.

The agent has requested a minor departure from the IDP due to the proposed increase in floorspace and volume compared with the approved scheme. However, given the Authority's consistent approach with regards to its interpretation of 'broadly the same', other planning decisions relating to this issue, and the precedent this would set for other replacement dwellings to be considerably larger than approved, it is reasonable to conclude that this cannot be treated as a minor departure. The principle of the

proposed development is therefore not acceptable under Policy OC1 ii.

In relation to the other criteria of Policy OC1:

- iii. where the existing building makes a particular positive contribution to the character of an area the replacement building would make an equal or enhanced contribution to the character of that area;*

The existing semi-detached, 1970s dwelling, which is flanked by flat roof extension to the east, and a uPVC conservatory with blockwork walls, is not considered to make a particular positive contribution to the character of an area.

- iv. it can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design;*

The agent has set out in their letter dated 30th October 2025 that the replacement dwellings have incorporated sustainable design measures such as water management, improved U-values, alternative energies, heat barriers, solar gain, surface water consideration, solar panels on the roof, electric charging points, bike storage, and use of durable materials.

- v. it can be demonstrated that the new building can be constructed in such a way as to not have any increased adverse impacts on the character or openness of an area;*

The replacement dwellings respect the forward building line of properties fronting onto Grand Douit Road, the scale of the proposed dwellings take into account the building heights of properties in the surrounding area, and the roof forms adopted are traditional slate pitched roofs.

Whilst the views from the road towards the rear of the site will diminish due to the siting of the development, the extent of the site's existing contribution to the openness of the surrounding area is limited. Consequently, the siting of the dwellings would not cause undue harm to the openness of the surrounding area.

- vi. it can be demonstrated that the new building can be constructed in such a way as to not have any increased impacts on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area.*

Due to the scale and orientation of the development and proximity to neighbouring boundaries and properties, the proposal would also not result in overshadowing, loss of privacy or have an overbearing effect on the amenities of neighbouring residents.

Whether the proposed vehicle access point is acceptable and would not negatively impact on highway safety or cause traffic management issues

Grand Douit Road is recognised as a Neighbourhood Road and therefore typically experiences low traffic speeds and volumes.

The blocking up of the existing access point and creating a centralised access point to serve both dwellings is supported, in principle. Sufficient space exists to the front of the dwellings to turn a vehicle and egress from the site in forward gear. The proposal incorporates a low earth bank and vegetation. Whilst the low earth bank respects the boundary treatment found elsewhere in the surrounding area, the sightlines towards oncoming traffic (approaching from the west) could be affected by the siting of vegetation. It is recognised that this issue could be addressed through a landscaping condition should the application be supported.

Conclusion

Overall, the proposal fails to satisfy criterion ii of Policy OC1. It is therefore recommended that the application be refused.

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 Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on protected trees, buildings or sites.

Date: 13/02/2026