

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: Demolish building and erect 2 dwellings with associated works.

LOCATION: Site adjacent to, Tabor, Le Feugre, Castel.

APPLICANT: Torode Developments

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: 22/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Torode Architects: 6371-03H

Application Ref: FULL/2025/1774

Property Ref: D01454A000

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.No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels and finished floor levels of the proposed and existing dwelling, have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity.

5.The east facing dormer windows serving the ensuite which are hereby approved to the rear of the dwellings must be glazed with obscure glass to a minimum privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and these windows shall be retained as such thereafter.

Reason - To protect neighbour privacy and amenity.

6.Full details of the bin and cycle stores shall be provided prior to the first occupation of the development hereby permitted, and shall thereafter be installed prior to occupation and retained thereafter.

Reason - In the interests of good design, the amenity of future residential occupants, and to encourage alternative modes of transport to the private car.

7.The permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

Expiry Date: This permission will cease to have effect on 21/12/2028 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/2025/1774
Property Ref: D01454A000
Valid date: 06/11/2025
Location: Site adjacent to Tabor Le Feugre Castel Guernsey GY5 7TY
Proposal: Demolish building and erect 2 dwellings with associated works.

Applicant: Torode Developments

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. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels and finished floor levels of the proposed

and existing dwelling, have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity.

5. The east facing dormer windows serving the ensuite which are hereby approved to the rear of the dwellings must be glazed with obscure glass to a minimum privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and these windows shall be retained as such thereafter.

Reason - To protect neighbour privacy and amenity.

6. Full details of the bin and cycle stores shall be provided prior to the first occupation of the development hereby permitted, and shall thereafter be installed prior to occupation and retained thereafter.

Reason - In the interests of good design, the amenity of future residential occupants, and to encourage alternative modes of transport to the private car.

7. The permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

OFFICER'S REPORT

Site Description:

The site is currently occupied by a garage to the northeast corner and is otherwise undeveloped. The site is located at a lower land level than the road and is situated to the east of Le Feugre and is within the Cobo Local Centre.

Relevant History:

N/A

Existing Use(s):

01 Residential

Brief Description of Development:

Planning permission is requested to demolish the existing garage and erect 2 x 2 bedroom 1.5 storey dwellings with flat roof single storey section to the rear and associated hard surfacing to form parking to the frontage. The dwelling is proposed to be finished with a mix of render and cladding, grey uPVC fenestration and a natural slate roof with GRP to the flat roof.

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

Policy LC2: Housing in Local Centres

Policy GP1: Landscape Character and Open Land

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

Representations:

One letter of representation has been received which raises concerns regarding the potential for overlooking of neighbouring gardens from the rear first floor dormers.

Consultations:

N/A

Summary of Issues:

The main issues in deciding this application are:

1. The principle of housing development on this site.
2. Design and 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.
4. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The principle of housing development on this site

As set out in Policy LC2, the Island Development Plan is required to provide limited opportunities for housing development in Local Centres to enable community growth and to reinforce them as sustainable centres but requires that the scale of such development does not undermine the aims and objectives for the Main Centres. The site is located within the Cobo Local Centre and is not identified as Important Open Land. As such Policy LC2 supports proposals for housing where the scale is appropriate to the centre concerned; where able to accommodate a variety

of dwellings the proposal provides an appropriate mix and type of dwellings; and the proposal accords with other relevant policies of the Island Development Plan.

The erection of two x 2 bedroom dwelling meets current housing need and is an appropriate scale for the Cobo Local Centre.

Design and impact of the development on the character and appearance of the area

The scale and design of the proposed dwelling is similar to neighbouring properties and would have no adverse effects on the character and appearance of the area. Whilst the proposal is for multi-storey units, encouraged by Policy GP8 as a means of making a more efficient use of land, the design would respect the height and proportions of neighbouring properties as they step up the hillside from west to east and north to south. In addition, the site is located at a lower level than the road which lessens the impact of the 1.5 storey design effectively and would respect the character and amenity of the area.

The width of the proposed accesses are generous but taking into account the narrow width of the lane and open fronted nature of the site at present, the proposal is unlikely to have a significant adverse effect on the character and appearance of the area.

As a whole, the layout, general appearance, composition and materials of the proposed dwelling achieves a good standard of design, in accordance with Policy GP8.

The impact of the development on the amenity of people living in the area

The proposed rear first floor dormers serve bathrooms and so can be reasonably conditioned to be obscure glazed, this would prevent any harmful impact on the neighbouring dwelling to the rear which is highly glazed to the frontage. The level of privacy between the proposed and existing dwelling would be adequate.

Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings

The proposed dwellings substantially exceed the Guernsey Technical Standards minimum internal space standards and they exceed the UK's best practice minimum internal space standards which are published on the Authority's website. The dwellings are all dual aspect and would have adequate daylight and sunlight. The dwellings have small private rear gardens which may be overlooked from the dwelling located to the rear. However, when combined with the proximity of the site to other public open space within the area, such as Cobo Beach and the Guet, the size and quality of the outdoor spaces would be adequate for the nature and size of the dwellings they would serve. Overall, the proposal would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

Other Matters

There are no set standards for car parking within Local Centres. The proposed and existing dwelling would have ample on-site car parking spaces and there would be scope for bicycle storage in rear gardens. The accesses are likely to provide adequate sightlines and the modest intensification of use of the site is unlikely to result in any significant road safety or traffic management concerns. The proposal accords with Policies IP6, IP7 and IP9.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, 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.

It is recommended that the application is approved.

Date: 17/12/2025

