

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 replacement dwelling, create gated pedestrian and gated vehicle access to west boundary, create gated vehicle access to south boundary and associated works (revised scheme).

LOCATION: White Heron, Hautes Falaises, Fort George, St. Peter Port.

APPLICANT: P & S Investment Holdings Ltd

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: 29/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects: 1407-1-500, 501, 502, 503, 504 & 505

Application Ref: FULL/2025/1844

Property Ref: A41110A073

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.The ground floor window in the north elevation serving the bathroom shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason - To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 28/12/2028 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/2025/1844
Property Ref: A41110A073
Valid date: 24/11/2025
Location: White Heron Hautes Falaises Fort George Fort George St.
Peter Port Guernsey GY1 2SS
Proposal: Erect replacement dwelling, create gated pedestrian and
gated vehicle access to west boundary, create gated vehicle
access to south boundary and associated works (revised
scheme).
Applicant: P & S Investment Holdings Ltd

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. The ground floor window in the north elevation serving the bathroom shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason - To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested for a revised scheme to erect a replacement dwelling, create gated pedestrian and gated vehicle access to west boundary and create a gated vehicle access to the south boundary.

The site is set above the east coast cliff tops, and the land drops steeply to the adjacent dwellings to the east and rises towards those to the west. The former dwelling, which has since been demolished, comprised of a pitched roof structure built into the rising land, appearing as a single storey structure from the west and a two storey from the east. The site is accessed via a single gateway in the west boundary.

The site is located Outside of the Centres in the Island Development Plan.

Relevant History:

20/10/2021 – FULL/2021/1652 – Permission granted to demolish existing and erect replacement dwelling and alterations to gated vehicle access (revised scheme).

23/01/2020 – FULL/2019/2420 – Permission granted to demolish existing and erect dwelling with swimming pool and associated landscaping. Install gate to roadside (west) boundary.

Existing Use(s):

Residential Use Class 1

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

GP1 Landscape character and open land
GP8 Design
GP9 Sustainable Development
GP13 Householder Development
IP6 Transport infrastructure and support facilities
IP9 Highway safety, accessibility and capacity

Consultations:

The Office of Environmental Health and Pollution Regulation, 11/12/2025

"I have reviewed the proposed plans for White Heron, referenced above, which were received by email on 2nd December 2025 and I do not wish to raise any objections to the proposals.

The application makes reference to a potential further separate application for the installation of a yet to be determined air source heat pump. I would ask that this department be consulted on any such application".

Conclusion/Brief comment:

Policy GP13 of the Island Development Plan indicates that the demolition of existing and the erection of replacement dwellings on a one for one basis will be supported where there is no significant adverse impact on the amenities of adjoining properties; the design, scale, mass and form of development does not detract from

the character of an open area; and there is no adverse effect on the special interest of a Conservation Area, Area of Biodiversity Importance, Protected Building or Protected Monument.

In this case, the proposal must also satisfy the terms of Policies GP1, in respect of landscape character, GP8 and GP9, relating to Design and Sustainable Development, and IP9, relating to highway safety.

Planning permission was granted to demolish the existing and to erect a replacement 2 to 3 storey flat roof dwelling in October 2021 (FULL/2021/1652). The current proposal is for a revised design on a similar but slightly reduced footprint and which has reduced the height of the dwelling by one storey. Due to the change in levels across the site the dwelling appears as a single storey flat roof dwelling from the west and a two storey flat roof dwelling from the east.

The pre-facing text to Policy GP8 sets out that in less sensitive areas, located outside of the Conservation Areas, Areas of Biodiversity Importance and Site of Special Significance, a good standard of design will be expected. The text however goes on to note that a supportive position will be adopted with regard to building design to enable the property owner to exert personal choice in design matters and to provide for innovative architecture that supports sustainable design.

In this case, the surrounding area is not defined by a uniform character but is characterised by a range of building ages, forms and styles. The application site is visible in views from Rue Adolphus and Rue Vautier to the north-west, from the lower level of La Corniche immediately to the south-east and in longer views from the Clarence Battery to the north-east. The reduced scale, height and mass of the dwelling in public views would reduce the visual impact of the dwelling when compared to the previously approved scheme.

The alterations to the south and west boundary walls and the repositioning of the vehicular access would have no adverse effects. An indicative landscape plan has been submitted and due to the reduced scale, height and mass of the revised dwelling and its more limited impact on the character and amenity of the area, it is not necessary to control further details or implementation of soft and hard landscaping. Overall the proposal would achieve a good standard of design and would be acceptable in terms of the character of the area.

The northern section of the replacement dwelling would involve a reduced scale and mass when compared to the previously approved dwelling. The limited fenestration proposed to the side elevations of the building, topography relative to the adjacent properties and intervening vegetation would largely prevent overlooking of those properties. The potential exception to this would be a ground floor window to the north elevation, however, the window is indicated to be obscure glazed which would be sufficient to protect the amenities of neighbouring residents. Overall the proposal is unlikely to have a material adverse effect on the amenities of neighbouring residents.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9. In particular it is stated that the building has been designed to exceed current Building Regulations through a super-insulated envelope that minimises heat loss, openings have been designed to maximise passive solar gain whilst screening and overhangs seek to mitigate the risk of overheating in the summer, and a battery storage system will partly supply lighting, power and hot water demands, supported by solar generation. The submitted information includes a Waste Management Plan, demonstrating that waste generated on site will be dealt with appropriately. Implementation of this can be monitored by way of condition.

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.

Recommendation:

Grant with Conditions



Date: 24/12/2025

