

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 gates to existing vehicle access to west elevation of 79 and 80 The Citadel.

LOCATION: 79 The Citadel & Moreau House (80 The Citadel), Hautes Falaises, Fort George, St. Peter Port.

APPLICANT: Mr G Kaye & Mr G Bowman

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: 08/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch+: 132-5-512A

Application Ref: FULL/2025/1854

Property Ref: A41110A079+A41110A080

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.

Expiry Date: This permission will cease to have effect on 07/01/2029 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/2025/1854
Property Ref: A41110A079+A41110A080
Valid date: 10/12/2025
Location: 79 The Citadel & Moreau House (80 The Citadel)
Hautes Falaises Fort George Fort George St. Peter Port
Guernsey GY1 2SX
Proposal: Erect gates to existing vehicle access to west elevation of 79
and 80 The Citadel.
Applicant: Mr G Kaye & Mr G Bowman

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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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.

OFFICER'S REPORT

Brief Description of the site:

The Citadel is an area of Fort George where eleven properties appear as single-storey properties when viewed from the main access road. All have shared driveways which go down to a lower level. 79 & 80 are located in the southeast, both face northwest onto the Citadel and have a shared driveway between them. There are neighbouring properties in each direction. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

No. 79

FULL/2023/1997 - Variation to previously approved plans to extend at lower ground and ground floor level, install dormer window and balcony at first floor level to south east (rear) elevation. Erect two storey dower unit with link to north east (side) elevation, install rooflight, and install raised walkway bridge to front of dwelling - omit spiral staircase, carport and parapet, alter bridge link, external steps and planting to front and erect link bridge and terrace to rear, alter rooflights and fenestration, remove north boundary hedge – Approved December 2023.

FULL/2021/1477 - Extend at lower ground floor and ground floor level, install dormer window and balcony at first floor level to south east (rear) elevation. Erect two storey dower unit with link to north east (side) elevation. Rebuild chimney, install rooflight, flues and external insulating render system and install raised walkway bridge to front of dwelling – Approved September 2021.

Moreau House

FULL/2021/0245 - Install pitched dormer and balcony at first floor level to south-east (rear) elevation – Approve April 2021.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

This application is to 1.8m high erect entrance gates across the shared driveway, 9.5m away from the road.

Many of the Fort George properties have large entrance gates across the front of their properties, and so it is not an unusual sight. The fact these gates are 9.5m away from the road and the fact the driveway slopes down away from the road means the gates will be less visible than those situated on the roadside. The setback position also enables vehicles to pull clear of the highway whilst the gates are opening.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The scale and massing of the new entrance gates are not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have any impact on either of the immediate neighbours.

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.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 07/01/2026

