

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 section of wall to widen vehicle access to north-east boundary and relocate bike shed to northwest boundary.

LOCATION: 2 Beauregard, Les Camps, St. Martin.

APPLICANT: Mr N Silk

I refer to the application referred to below received as valid on 27/11/2025 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: PF+A Ltd: 5147-04/B1 & /B2.

Application Ref: FULL/2025/1875

Property Ref: J000530000

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 existing front boundary wall contributes to the character and sense of enclosure within this section of the Conservation Area. The proposed removal of a section of this front wall will have a harmful impact, failing to conserve the character, architectural interest and appearance of the Conservation Area, and is therefore contrary to Policy GP4 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/2025/1875
Property Ref: J000530000
Valid date: 27/11/2025
Location: 2 Beauregard Les Camps St. Martin Guernsey GY4 6AA
Proposal: Demolish section of wall to widen vehicle access to north-east boundary and relocate bike shed to northwest boundary.
Applicant: Mr N Silk

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The existing front boundary wall contributes to the character and sense of enclosure within this section of the Conservation Area. The proposed removal of a section of this front wall will have a harmful impact, failing to conserve the character, architectural interest and appearance of the Conservation Area, and is therefore contrary to Policy GP4 of the Island Development Plan.

OFFICER'S REPORT

Site Description:

The property known as '2 Beauregard' is an attached pre-1900's one and a half storey dwelling, which is slightly set back from and faces northeast onto Les Camps. The attached neighbours are to the southeast and northwest, the car park for the supermarket is beyond the garden to the southwest and there is a church to the northeast across the road. The property is located in the St Martin Local Centre and Conservation Area as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

Existing Use(s):

Residential use class 1: dwelling house.

Brief Description of Development:

This application is to demolish a section of the northeast roadside boundary wall to widen the vehicular access and relocate the bike shed to the northwest boundary.

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

GP4: Conservation Areas
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Representations:

None.

Consultations:

None.

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

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 as set out in 2 below.

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

As this is a Conservation Area IDP Policy GP4 is engaged, as well as section 38 of the Land Planning and Development (Guernsey) Law, 2005, which sets a statutory duty to “[pay] special attention... to the desirability of preserving [i.e. not harming] and enhancing the character and appearance of that area.”

IDP Annex VII includes the Summary of Special Interest for the St Martin’s Church and Sausmarez Manor Conservation Area and a more detailed draft Conservation Area Appraisal is provided in Designating Conservation Areas (March 2015). The following paragraphs summarise the character of this area of this Conservation Area.

The current development pattern in this part of the Conservation Area, the character of which is predominantly residential, was generally in place by 1898. Cottages typically front on to the road and are bounded by formal low roadside walls often of bare pink/brown stone with brick copings and pillars. These are identified as positive contributors and 2 Beauregard (and its neighbours) as a building of merit as a terraced cottage and formal roadside wall dating from the 19th century.

Erosion of boundaries through creation of car parking is noted. This has already occurred on the south side of Les Camps, to the southeast of the application site. Here almost all of the roadside walls have been removed leaving only dividing walls and pillars to define the front 'gardens', now taken over by parking and making a fundamental change to character, interest and appearance.

2 Beauregard is one of an originally matching pair of cottages (now altered but the origins remain discernible) which form a terrace with a further building, the whole standing in a row of cottages and houses chiefly of the 19th century. Each is bounded on the roadside by matching low coursed mortared walls of pink/brown stone capped with pointed arch-shaped bricks which are characteristic of the wider area. Gate pillars are of brick with pyramidal caps. These features present a unified appearance to this part of the Conservation Area.

With the exception of two of the buildings, each has a vehicular access these having been created incrementally between 1979 and 2009. The two buildings which have no roadside walls remaining are in business use, not residential, and had lost their walls by 1962. Each of the residential vehicular accesses is single-width and in each case much, if not the vast majority, of the roadside wall remains.

The proposal entails removal of the southeastern pillar of the existing gateway of 2 Beauregard together with a section of the roadside wall (2.03m) to increase the width of the vehicular opening to 5.54m. The brick pillar would be replaced at the south-east edge of the property and the northwestern section of wall and pillar (2.26m in length) would be retained. Planters within the site would be removed and a bike shed repositioned.

As approval of the proposal would result in loss of structures and features (part of the roadside wall and a gate pillar) that make a positive contribution to the character, historic and architectural interest and appearance of the Conservation Area, Policy GP4 resists their loss, unless the replacements make an equal or enhanced contribution.

In this instance, removal of a section of the wall would result in an enlarged gap in the roadside boundary and an open parking area that would reduce the enclosure of the road in a part of the Conservation Area where residential vehicular openings are single width and where most of the boundaries remain walled. The replacement, curtailed wall and wide vehicular opening would fail to make an equal or enhanced contribution to the character of the Conservation Area and would set a precedent which could result in harm such as that seen along the stretch of Les Camps to the south-east.

Aerial photographs (2009 & 2016) demonstrate that it was previously possible to park two cars in the frontage of 2 Beauregard but that one of the spaces seems to have been affected by installation of the bike shed (approved 2021, FULL/2021/2301). However, a single parking space remains and there is public parking within a short distance of the site. Whilst the desire of the owner to reintroduce a second parking space is acknowledged, this does not provide public benefits that outweigh the harm to the Conservation Area.

In this instance, for the reasons laid out above, the recommendation for this application is one of a refusal.

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 considered in the assessment of this application. Where relevant the issues are considered in section 2 above.

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

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 13/02/2026