

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: Alter boundary wall to relocate bus shelter and widen vehicle access to north boundary, install hard-standing and bin store to east boundary and associated works (Protected Building).

LOCATION: Esperance, The Grange, St. Peter Port.

APPLICANT: Mr J Doble

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: 03/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture - 3191/SK-101, 110A, 200A & Heritage Bus Shelter Details

Application Ref: FULL/2025/1996

Property Ref: A306550000

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. Within four weeks of the enlarged access being brought into use, the ends of the enlarged opening shall be finished off using materials and a method of construction which match the remainder of the existing front boundary.

Reason - To secure the satisfactory appearance of the completed development.

5. The landscaping scheme hereby approved shall be fully completed in the first planting season following the enlargement of the access, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To secure the satisfactory appearance of the completed development.

6. The hereby approved bus shelter shall match the colour of the existing bus shelter which is to be removed. Any change to the colour must be approved in writing by the Authority.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 02/02/2029 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/2025/1996
Property Ref: A306550000
Valid date: 22/12/2025
Location: Esperance The Grange St. Peter Port Guernsey
Proposal: Alter boundary wall to relocate bus shelter and widen vehicle access to north boundary, install hard-standing and bin store to east boundary and associated works (Protected Building).

Applicant: Mr J Doble

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. Within four weeks of the enlarged access being brought into use, the ends of the enlarged opening shall be finished off using materials and a method of construction which match the remainder of the existing front boundary.

Reason - To secure the satisfactory appearance of the completed development.

5. The landscaping scheme hereby approved shall be fully completed in the first planting season following the enlargement of the access, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To secure the satisfactory appearance of the completed development.

6. The hereby approved bus shelter shall match the colour of the existing bus shelter which is to be removed. Any change to the colour must be approved in writing by the Authority.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The property which is now to be known as 'Esperance' is the penultimate building located on the south side of the Grange, the property faces north with Queens Road running along the west boundary. The attached neighbour to the west, Grange End, along with Esperance were formerly a doctor's surgery (both within the same curtilage). The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan. The building is a Protected Building, and is surrounded by many more protected buildings.

Relevant History:

FULL/2025/0553 - Variations to previously approved plans for change of use of section of building (ground floor, first floor and second floor) to 3 residential flats/bedsits (Residential Use class 2). Alterations to fenestration to north (front) elevation and internal alterations - Install rooflight, alter window to front elevation and internal alterations (Protected Building) – Approved May 2025.

FULL/2024/1604 - Change of use of section of building (ground floor, first floor and second floor) to 3 residential flats/bedsits (Residential Use Class 2). Alterations to fenestration to north (front) elevation and internal alterations (Protected Building) – Approved November 2024.

Existing Use(s):

Public amenity use class 18: non-residential health/welfare.

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:

GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

This application is to alter the existing north boundary wall to relocate the bus shelter to within the front garden area, and widen the existing vehicular opening to Esperance. The scheme also proposes to install hardstanding and a bin store to the east boundary and associated works to the front garden of this protected building. The submission has been accompanied by a letter from Traffic and Highway Services which ultimately concludes by offering support for the changes to the bus stop/shelter proposed.

Relocating the bus shelter southward into the front garden area of the property will mean the pavement would be less cluttered with street furniture, giving a clear route for pedestrians.

Initially it was felt that there was too much hardstanding and not enough soft landscaping, the application was deferred to allow some more soft landscaping to be introduced. The amended drawings now show a new planter in and around the existing post box in the northwest corner of the front garden area. The ratio between soft landscaping and hardstanding is now better.

As amended, the proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The proposals will provide adequate levels of parking for the property and a clearer pavement for passers-by.

The proposals are not considered to have a detrimental effect on the setting of all the nearby protected buildings, or on the character and amenity of the surrounding conservation area, neither will it 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: 03/02/2026