

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: Remove hedges, alter and widen vehicle access and erect wall and railings to east (front) of property (Protected Building).

LOCATION: Mulberry House, Doyle Road, St. Peter Port.

APPLICANT: Gina Sines

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: 18/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects: 2568 03.01, 02A & 03.

Application Ref: FULL/2026/0009

Property Ref: A202970000

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.Prior to their installation, a specification or sample of the railings proposed to be installed shall be submitted to and agreed in writing by the Authority. The railings shall thereafter be installed in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005, and the character of the Conservation Area, as required by Section 38 of The Land Planning and Development (Guernsey) Law, 2005.

5.Within four weeks of the removal of the existing boundary wall and hedging, or such other period as agreed in writing by the Authority, the replacement walls and railings shall be installed in accordance with the agreed details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005, and the character of the Conservation Area, as required by Section 38 of The Land Planning and Development (Guernsey) Law, 2005.

6.The encaustic tiled pathway to the front of the property shall be conserved in situ. Any damage caused to this pathway during the course of works shall be remedied to match the existing.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 17/02/2029 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/2026/0009
Property Ref: A202970000
Valid date: 13/01/2026
Location: Mulberry House Doyle Road St. Peter Port Guernsey GY1 1RD
Proposal: Remove hedges, alter and widen vehicle access and erect wall and railings to east (front) of property (Protected Building).

Applicant: Gina Sines

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

The property known as 'Mulberry House' is an early 19th century attached three and a half storey dwelling which is a protected building. The property is set slightly back from and faces east onto Doyle Road. The attached neighbour is to the north and a detached but very close neighbour to the south, there is a garage to the west and another neighbour to the east across the road. The property is located in the St Peter Port Main 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.

Assessment: *(Tick as appropriate)*

no representation

✓
✓

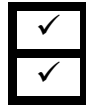
accords with policy

visual amenity acceptable

✓
✓

no material neighbour impact

within curtilage
design acceptable



traffic not affected



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 remove the front hedges, alter and widen the vehicle access and erect a wall and railings to match the neighbours, to the east (front) of the property.

Mulberry House is one of a pair of houses in a terrace of buildings of varying appearance but similar age. With the exception of the matching northward building (where the roadside boundary was removed in its entirety in the 1960s/70s), each is bounded on the roadside by matching low rendered walls surmounted by metal railings, often with vehicular access provided. (The roadside boundary of Halcyon Place, to the south, is temporarily missing whilst development is undertaken.) These roadside boundary features present a unified appearance to this part of the Conservation Area.

Erosion of boundaries through creation of car parking is prevalent, including at Mulberry House. This has already occurred at numerous properties in this part of Doyle Road although many of the buildings have wider frontages and so larger amounts of roadside boundary is retained.

The proposal entails removal of hedges and a total of 1.2m length of the roadside wall to increase the width of the vehicular access to c.4.4m. The existing front and side boundary walls would be replaced with lower walls and ornamental metal railings installed. Portions of wall, 0.5m long, would remain at each side of the opening.

The roadside boundary of Mulberry House makes a positive contribution to the Conservation Area by virtue of the enclosure provided to Doyle Road. However, this contribution has already been eroded by creation of the current vehicular opening. The current boundary wall and railings do not make a positive contribution.

Replacement of the boundary features as proposed would enhance the special character, etc. of the Conservation Area were it not for the increased in width of the opening. However, as this amounts to a relatively minor increase in width of the opening, the overall effect on the Conservation Area would be to conserve its special interest in accordance with the requirements of Policy GP4.

As the roadside wall, railings and paving at the front of the property are not protected, and the proposals are minimal, it is considered that the proposal represents a reasonable aspiration of the owners in accordance with Policy GP5.

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: 18/02/2026