

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: Subdivide, extend and alter dwelling to create 2 dwellings and associated works.

LOCATION: Auberge, Jerbourg Road, Route De Jerbourg, St. Martin.

APPLICANT: Petit Port Pension Scheme

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: 16/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Soup Architects - 526_090(P01), 100(P01), 110(P01), 300(P01)

Application Ref: FULL/2026/0022

Property Ref: J016310000

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 the commencement of any work in connection therewith details of existing and proposed site levels with any changes clearly shown to the south of the building between the primary parking area for Unit B and the decked area for this dwelling, have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

5. The developer shall arrange for a watching brief to be undertaken by the States Archaeologists so that the excavation is observed and items of interest and finds are recorded.

Reason - To ensure that the archaeological history of the site is recorded.

6. Prior to the commencement of any work in connection therewith details of the retaining walls as shown on drawing 526_090 shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity and the amenities of future occupiers.

7. a) Prior to the commencement of any work in connection therewith a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting with particular regard to the eastern part of the site adjacent to the Site of Special Significance;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;

iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, 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 - In order to help assimilate the development into its surroundings and to preserve the adjoining Site of Special Significance.

8. Prior to the commencement of any work in connection therewith details relating to the secure and covered parking of cycles for each dwelling hereby approved shall be submitted to and agreed in writing by the Authority. The approved cycle parking shall be provided prior to the first occupation of the dwelling to which it relates.

Reason - To encourage the use of bicycles as an alternative to the car.

9. Prior to the commencement of any work in connection therewith details of external lighting proposed for the site shall be submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To protect the adjoining Site of Special Significance.

10. No development, including site works, shall begin on site until proposals for the protection, during the construction period, of the listed WWII structures (MGU2888: Machine Gun Post) have been submitted to and approved by the Authority. Such means of protection as may be approved shall be implemented in accordance with the approved scheme and remain in situ for the duration of works.

Reason - To ensure the protected WWII structures are properly protected while building works take place on the site.

11. No development shall begin on site until details of the height and appearance of the boundary fence or other such treatment that will divide the amenity space serving units A and B to the southeast of the building shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and shall be retained at all times thereafter.

Reason - The information provided with the application does not include full details of the proposed boundary treatment. This condition is imposed to make sure that the development is carried out so as to respect the character of the locality and

provide privacy for the occupiers of both residential units hereby approved.

Expiry Date: This permission will cease to have effect on 15/06/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With regard to condition 7 it is recommended that the wildflower planting follows the published Wildflower Meadows Guidance and that these areas should be sown using native and locally sourced seeds. This is to ensure that no invasive, non-native species are allowed to enter the Site of Special Significance.

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/2026/0022
Property Ref: J016310000
Valid date: 14/01/2026
Location: Auberge Jerbourg Road Route De Jerbourg Route De Jerbourg
St. Martin Guernsey GY4 6BH
Proposal: Subdivide, extend and alter dwelling to create 2 dwellings and
associated works.
Applicant: Petit Port Pension Scheme

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. Prior to the commencement of any work in connection therewith details of existing and proposed site levels with any changes clearly shown to the south of the building between the primary parking area for Unit B and the decked area for this

dwelling, have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

5. The developer shall arrange for a watching brief to be undertaken by the States Archaeologists so that the excavation is observed and items of interest and finds are recorded.

Reason - To ensure that the archaeological history of the site is recorded.

6. Prior to the commencement of any work in connection therewith details of the retaining walls as shown on drawing 526_090 shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - In the interests of visual amenity and the amenities of future occupiers.

7. a) Prior to the commencement of any work in connection therewith a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting with particular regard to the eastern part of the site adjacent to the Site of Special Significance;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, 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 - In order to help assimilate the development into its surroundings and to preserve the adjoining Site of Special Significance.

8. Prior to the commencement of any work in connection therewith details relating to the secure and covered parking of cycles for each dwelling hereby approved shall be submitted to and agreed in writing by the Authority. The approved cycle parking shall be provided prior to the first occupation of the dwelling to which it relates.

Reason - To encourage the use of bicycles as an alternative to the car.

9. Prior to the commencement of any work in connection therewith details of external lighting proposed for the site shall be submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To protect the adjoining Site of Special Significance.

10. No development, including site works, shall begin on site until proposals for the protection, during the construction period, of the listed WWII structures (MGU2888: Machine Gun Post) have been submitted to and approved by the Authority. Such means of protection as may be approved shall be implemented in accordance with the approved scheme and remain in situ for the duration of works.

Reason - To ensure the protected WWII structures are properly protected while building works take place on the site.

11. No development shall begin on site until details of the height and appearance of the boundary fence or other such treatment that will divide the amenity space serving units A and B to the southeast of the building shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and shall be retained at all times thereafter.

Reason - The information provided with the application does not include full details of the proposed boundary treatment. This condition is imposed to make sure that the development is carried out so as to respect the character of the locality and provide privacy for the occupiers of both residential units hereby approved.

INFORMATIVES

With regard to condition 7 it is recommended that the wildflower planting follows the published Wildflower Meadows Guidance and that these areas should be sown using native and locally sourced seeds. This is to ensure that no invasive, non-native species are allowed to enter the Site of Special Significance.

OFFICER'S REPORT

Site Description:

The application site is located on the Jerbourg Peninsula and is situated to the north-east of Jerbourg Road, St. Martin. The property is located Outside of the Centres and adjacent to the south cliffs, a Site of Special Significance, as designated under the Island Development Plan (IDP).

The building on the site contains a one and a half storey, 2-bedroom dwelling known as 'The Auberge Cottage', to the north east of which is attached a larger building most recently operated as restaurants known as 'The Auberge' and latterly 'The View' but which is currently vacant and which has been granted permission (partially implemented) to be utilised as a self-contained dwelling.

The topography of the site slopes steeply upwards from the south of the building towards the area of a former car park to the east. The former car park fell within the curtilage of the building and was located at the foot of the Doyle Monument but this has now been enclosed by a new bank and hedging and area of hardstanding removed and now forms part of the raised garden area for the property with associated regrading works. Due to its topography, the site benefits from long distance views of St Peter Port and towards the other Islands.

The area is within the Cliffs Landscape Character area as set out in Annex V of the IDP.

The cliffs which run along the south and southeast coasts provide one of the most dramatic landscape types in Guernsey. The cliffs drop sheer from the Upland Plateau into the sea, cut by occasional short, steep valleys and backed by largely undeveloped agricultural top land. The combination of these features creates a dramatic open landscape which contrasts with the intimate enclosure of the Island's interior.

The Cliffs Landscape Character area is divided into subsections and the site is within the southeast cliffs subsection. This zone continues the cliff landform around to St Peter Port but with a more sheltered aspect the vegetation changes. *"The cliffs and steep slopes are thickly covered in a variety of trees, including Oak, Holm Oak, Ash, Elm and Sycamore"* which provides a striking appearance to the folds of the cliffs.

Batterie Strassburg (PB1745) is relevant in this case:

MGU2888: Machine Gun Post on the Auberge site. The following is an excerpt from the Notice - *Vegetation clearance in October 2009 revealed the site clearly. Trenches and machine gun tobruk. Note that feature has not been located or surveyed but there is potential to uncover it in the future, the area and the whole potential building or feature are included.*

MGU2889: Machine Gun Post (Excluded and understood to have been demolished). *Location was in the car park of L'Auberge Divette, there are no visible remains. Unlikely to have survived so is not protected. Building or structure is suspected to have been removed, therefore has not be designated protection and is excluded from the extent of this notice. The above Summary of Special Interest is indicative only and shall not be taken to be an exhaustive description of any relevant special interest or of any feature.*

Relevant History:

FULL/2020/2070 - Erect earth bank and create new vehicular access to south car park. Alter existing vehicular access and erect gate to north parking area and demolish walls.

Approved 27-11-2020 – partially implemented.

FULL/2021/0508 - Partial demolition, extension, alteration and change of use of restaurant and land (Retail Use Class 11) to domestic use as part of adjoining dwelling (Residential Use Class 1).

Approved 28-01-2025 (expiry 27-01-2025)

FULL/2023/1470 - Variations to previously approved plans for partial demolition, extension, alteration and change of use of restaurant and land (Retail Use Class 11) to domestic use as part of adjoining dwelling (Residential Use Class 1) - Alter roof form and increase floor area to south and north elevation.

Approved 03-10-2023 (expiry 27-01-2025)

The agent indicates that the demolition of the extension adjacent to Route de Jerbourg was included as part of demolition works for this scheme but the approved plans do not confirm this to be the case.

FULL/2024/2103 - Demolish existing dwelling, erect replacement dwelling and outbuilding/garage with associated works, infill existing vehicle access to south boundary (setting of protected structure).

Approved 08-04-2025 (expiry 07-04-2028)

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The application seeks to subdivide the existing building into two dwellings with an extension proposed to the larger of the two proposed dwellings.

Unit A, adjacent to the road is the existing Auberge Cottage and would comprise a living room, kitchen and bathroom on the ground floor, with two bedrooms in the roofspace.

Unit B, would be an attached dwelling comprising an open plan kitchen, living and dining area to maximise on the sea views with a pantry, utility, snug, WC and coats/storage area and a study/library space along with hallway cupboards and two en-suite bedrooms. The scheme proposes a new glazed façade to the northeast and a flat roof extension to the southeast.

The vehicular access is adjacent to the northern boundary with parking proposed to the north of Unit B and southwest of Unit A. Around the site a new retaining wall

(railway sleepers) is proposed adjacent to decking to serve unit B (to the southeast) along with further decking to the northeast. Decking and a lawn are proposed to the amenity space associated with Unit A and there is a fence proposed to divide the two areas of amenity space to the south of the properties.

The application has been accompanied by a Site Waste Management Plan.

Following the deferral of the application due to the size/scale of the proposed extension a supporting letter was provided by a planning consultant setting out that the application relates to the subdivision of an existing dwelling having regard to the, commenced, planning history and providing the floorspace of previously approved schemes (including the demolition and rebuild proposal which is not relevant to this subdivision scheme). This confirms that as proposed the floorspace would see an increase of 29% suggesting either a reduction, a minor departure or that 29% is modest/acceptable because it is not tantamount to a new build.

The application was deferred to clarify the direction of the case and revised drawings provided showing the extension reduced in size and housing a bedroom suite and so Unit B, as revised would be formed of an open plan kitchen, living and dining room, two en-suite bedrooms, a study, an entrance lobby, storage and WC from the garden along with a separate hallway and utility providing access to the parking area to the north

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

OC1 – Housing Outside of the Centres
GP2 – Sites of Special Significance
GP8 – Design
GP9 – Sustainable Development
GP16(A) – Conversion of Redundant Buildings
IP6 – Transport infrastructure and support facilities
IP7 – Private and Communal Car Parking
IP9 – Highway Safety, Accessibility and Capacity

Annex I
Bicycle Parking Advice Note

Representations:

La Societe Guerneslaise – commented on the previous application in 2021 highlighting that the buildings may be used by roosting bats and other wildlife and recommending that the building be inspected by a suitably qualified person prior to building works to reduce the risk of disturbing or destroying animals protected under the Animal Welfare Ordinance, 2012.

Consultations:

States Archaeologist – commented on the 2024 application.

Some elements of the new structures – notably the ‘living’ space as marked on sheet number 446_005 – appear to intrude into the northern edges of the Jerbourg ramparts. It is unfortunate that the protected monument designation (for PM319) for the ramparts stops on the west side of the Jerbourg Road, since the ramparts very obviously continue beneath the Doyle Monument and down to the east coast

In view of this possible intrusion into prehistoric earthworks I would like to request an archaeological watching brief on excavation into the southern edges of the site, in particular any reduction in levels of the area which used to serve as public parking adjacent to the road around the Monument. This should also give an opportunity to confirm whether or not a Second World War structure still exists beneath the parking area (it is marked as destroyed but may lie further to the southeast).

Agriculture, Countryside and Land Management Services – commented on the 2024 application.

We note that the property borders the Cliffs Site of Special Significance (SSS) and welcome the retention of the vegetation along this boundary, which will not only conserve a valuable habitat but also provide screening for the SSS. We recommend that no external lighting is installed to the rear of the property to avoid new artificial light pollution impacting the SSS.

Whilst a detailed landscaping scheme has not been provided, we note that wildflower patches and areas of new planting have been proposed to surround the replacement dwelling. To ensure that no invasive non-native species (INNS) are allowed to enter the SSS, we recommend that no INNS are permitted within this planting. The planting of the wildflower patches should follow the wildflower meadows guidance and should be sown with native, locally sourced seed which can be purchased from La Société Guernesiaise.

The protection of the SSS during construction could be secured through a CEMP to ensure that materials don’t enter the SSS, and pollution (including air, light and noise) are kept to levels that don’t damage the special characteristics of the SSS.

The authority may wish to condition the production of a landscaping scheme and lighting plan to secure the recommendations noted above.

Summary of Issues:

The key issues in this case relate to the principle of the subdivision of the building, the extent of extension proposed and the amenities of future occupiers and neighbours of the development.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

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

Demolition and commencement of development (change of use)

The demolition works undertaken to the seaward side of the building constitute the commencement of the change of use permission (including demolition work and extensions) granted. It is not necessary to revisit the principle of the change of use away from Use Class 11 in view of the commencement of the FULL/2021/0508 permission and as there has been no change in the policies against which an application would be considered and so the assessment and conclusions relating to the change of use away from the restaurant would remain unchanged. The change of use to a single, large unit of residential accommodation has not, however, been fully implemented as there is no evidence of internal works nor the completion of fenestration in accordance with the 2021 scheme.

The total demolition of the southwest extension was not approved as part of the FULL/2021/0508 or FULL/2023/1470 scheme and so its retrospective removal will be incorporated into the associated works of this proposed scheme.

Subdivision

Policy OC1 makes provision for new dwellings through the subdivision of an existing dwelling where the development would be compatible with the character and amenities of the surrounding area, would offer a satisfactory living environment and amenities and where the subdivision would not involve more than a modest extension to create adequate accommodation and the extension is not of a scale that would form a significant part of any new unit.

Policy OC1 provides a gateway for the development, and the site is in an area that comprises frontage ribbon, residential development. Property and plot sizes in the locality are varied as are the design and appearance of dwellings. The proposed subdivision would respect the built environment concerned in line with the aims of Policy OC1 and GP8 of the Island Development Plan. To divide the building would also make more efficient and effective use of land in this case, in line with Policy GP8.

Extension

The planning consultant in this case initially requested that the increase be considered acceptable in this case because it would not be tantamount to a new build or as a minor departure from the IDP. There would be no scope to consider the proposed extension as complying with Policy OC1 and nor would it represent a minor departure from Policy OC1 of the IDP. In line with Part IV section 12 (2) of The Land Planning and Development (General Provisions) Ordinance, 2007, a minor departure can only be accepted where it relates to a very small element of the overall scheme and in all other respects the proposals must accord with the relevant planning policies. Considering this the extension was reduced in floorspace to address the concerns about the level of extension which would have formed a significant part of a new unit created.

OC1 permits only a modest extension to an existing building. This requirement is taken in two parts, that the extension must be modest in relation to the building to be subdivided and whether the extension would form a significant part of the new unit to which it relates. In this case the revised proposals would ensure that the scheme is compliant with Policy OC1.

Amenities of future occupiers

The scheme ensures that both properties benefit from adequate sunlight and daylight with reasonable aspect and outlook for the existing cottage and very good aspect and outlook for unit B which has been developed to maximise views.

Both properties would have access to external open space and would not be unduly overlooked by each other or any surrounding properties. The scheme incorporates amenity space for occupiers of the development the division of which can be managed by condition. Hard and soft landscaping can be managed by condition to avoid unduly suburban features and consider the proximity of the site to a Site of Special Significance and as the sleeper retaining walls height is unclear this can also be managed by condition.

Currently, the roadway to the south does permit views into the site but the application drawings refer to additional planting inside the existing earthbank with new silver birch planting indicated. Furthermore, the existing building is situated at a lower level than this adjoining roadway and site topography means that general views are of the roof of the Auberge only rather than the lower land adjacent to the building (proposed decked area) Views from the public highway will be limited to the gap in the boundary where the vehicular access is shown and the roadway is little used and as such will not result in unacceptable overlooking and loss of privacy. Views down into the site will be possible from the obelisk however this will be infrequent.

Unit B will exceed the GTS Part G for internal space provision. Unit A is as existing and whilst modest in size it meets the GTS for three-person occupancy (depending

on head height/floorspace at first floor level) although it would fall slightly short of the DCLG best practice guidance for internal space provision. Unit B would satisfy the GTS and DCLG guidance.

There would be some barriers to accessibility for people of all ages and abilities connected with this development but it is acknowledged that the changes could be made to the building at a later date to meet the changing needs of occupiers (e.g. grab rails in WCs/bathrooms and appropriate siting of service controls) and there would be scope for the building to be extended (exempt/with permission) to further address the changing needs of occupiers. Overall, the scheme can be demonstrated to offer accessible and flexible accommodation (GP8).

Design, appearance and neighbour amenity

The site is in an area that comprises frontage ribbon, residential development with varied properties and plot sizes. The proposed change of use and extension to create two units of residential accommodation would respect the built environment concerned and make more efficient and effective use of land in this case, in line with Policy GP8.

Prior to the approved demolition works, the building incorporated a flat roof, glazed extension to the northeast and the proposed extension reflects this to a degree. It represents a standard of design that respects the local built environment and which would not result in harm to the amenities of any surrounding neighbours.

Car parking provision and effects on surrounding highway

Policies IP7 and IP9 relate to private car parking and highway safety, accessibility and capacity respectively.

There is ample off-road parking and on-site turning to serve the property and therefore the aims of Policy IP7 have been satisfied in this case. The scheme seeks to utilise an existing access/passing place to the southeast (in the area of a former parking area for the restaurant) to serve as the access for Unit B. The existing, retained access to the southwest boundary on Route de Jerbourg will serve the smaller, unit A but would also offer an area of hardstanding/parking for Unit B thereby providing a step free access to the larger of the two dwellings on the site.

The scheme makes no provision for cycle parking/storage however, there would be scope to provide this for both dwellings (e.g. rear of the parking area for unit A and northwest of unit b) without undermining the amenity space for either dwelling and having regard to the published guidance regarding the provision of secure and covered cycle parking. It would be reasonable to require details to be addressed by planning condition along with its provision on site.

Site of Special Significance and Protected Buildings

Consideration should be given to exemption rights for the properties given the relationship of the site to the SSS and having regard to the approach adopted for the previous schemes for the sole use of the site for residential purposes. Exemption rights have not previously been removed. The 2024 redevelopment proposal did include conditions relating to archaeology, landscaping, external lighting, sustainable construction measures and parking provision all of which would be relevant to the current proposals.

Although built development is situated away from MGU2889: Machine Gun Post (believed to have been demolished) having regard to the previous comments from the States Archaeologist, the location of parking for unit B and the proposed retaining wall to the southeast of the building, a watching brief condition would be reasonable. This addresses Policy GP5 and GP16(A) (d.) of the IDP.

Conclusions

As revised the scheme complies with the aims and policies of the IDP and it is recommended permission is granted subject to conditions.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

In this case, the proposals must meet the statutory duties regarding Sites of Special Significance set out within Section 40 of the Law and the desirability of preserving, enhancing and managing the character, appearance and environment of the site.

The proposed development is situated outside but adjacent to a Site of Special Significance. Concerns existed in relation to the 2024 scheme that the land would be regraded but the current proposals do not show any change in levels towards the east of the site therefore the effect of such works on the SSS is satisfactorily addressed. It is not entirely clear whether any regrading works are proposed to the south of the site, in the area of the vehicular and pedestrian access for Unit B, and a levels condition can be imposed to ensure this matter is clarified.

Consideration should also be given to the effect of lighting on the adjoining SSS. Although it would not be reasonable or appropriate to impose conditions relating to the nature/position of lighting internally details of external lighting can be required by condition.

The WWII structures which are listed are indicated on the Ground Floor Plan (526-100). The proposed alterations to the building will have no effect on them or their setting in accordance with GP5. As part of any approval the WWII structures which are listed, should be conditioned to be protected during works.

Date: 15/06/2026

