

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: Demolish outbuilding, erect single storey outbuilding/garage, erect wall to infill existing vehicle access to north boundary, remove hedge and demolish section of wall to create new vehicle access to east boundary, install hardstanding and associated works.

LOCATION: Penhill, Rue De La Boullerie, St. Andrew.

APPLICANT: Mr & Mrs H Hagan

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: 19/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7933-02 B1, B2 & B3

Application Ref: FULL/2026/0074

Property Ref: K006530000

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. No development, including demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) full details of tree and hedge planting;
- ii) planting schedules, noting the species, sizes, numbers and densities of plants;
- and
- iii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - In the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 4, in the first planting season following the first use or completion of the garage or relocated access 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 the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

6. Within four weeks of the new access being brought into use, the existing access shall be closed permanently using materials and a method of construction which match the remainder of the boundary wall/bank.

Reason - In the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

Expiry Date: This permission will cease to have effect on 18/02/2029 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/2026/0074
Property Ref: K006530000
Valid date: 21/01/2026
Location: Penhill Rue De La Boullerie St. Andrew Guernsey GY6 8XF
Proposal: Demolish outbuilding, erect single storey outbuilding/garage, erect wall to infill existing vehicle access to north boundary, remove hedge and demolish section of wall to create new vehicle access to east boundary, install hardstanding and associated works.

Applicant: Mr & Mrs H Hagan

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. No development, including demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) full details of tree and hedge planting;
- ii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - In the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 4, in the first planting season following the first use or completion of the garage or relocated access 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 the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

6. Within four weeks of the new access being brought into use, the existing access shall be closed permanently using materials and a method of construction which match the remainder of the boundary wall/bank.

Reason - In the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to demolish outbuilding, erect single storey outbuilding/garage, erect wall to infill existing vehicle access to north boundary, remove hedge and demolish section of wall to create new vehicle access to east boundary, install hardstanding and associated works.

The site comprises of a traditional detached cottage situated to the west of Rue De La Boullerie. The site is located in a Conservation Area, an Agriculture Priority Area and is Outside of the Centres.

Relevant History:

13/02/2026 – FULL/2026/0061 – Permission granted to erect single storey outbuilding to north boundary.

12/02/2026 – FULL/2026/0076 – Permission granted to demolish shed, erect outbuilding/sauna to north-west of site.

03/06/2024 – FULL/2024/0711 – Permission granted to erect single storey detached garage/carport to north-west of property (revised scheme).

11/11/2022 – FULL/2022/1964 – Permission granted for variations to previously approved plans to erect two storey extension including first floor terrace to west (rear) elevation, alter roof to north (side) elevation, install external insulating cladding and alterations to fenestration - Omit extension at 1st floor level with 1st floor terrace and overhang at ground floor level, alter conservatory roof for solid roof, install rooflights and alterations to fenestration.

24/01/2022 – FULL/2021/2611 – Permission granted for variation to plans previously approved to erect detached garage/carport to north boundary - reposition/relocate detached garage/carport to west of site.

15/11/2021 – FULL/2021/2052 – Permission granted to erect two-storey extension including first floor terrace to west (rear) elevation, alter roof to north (side) elevation, install external insulating cladding and alteration to fenestration. Erect detached garage/carport to north boundary.

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:**

GP4: Conservation Areas

GP8: Design

GP9: Sustainable development

GP13: Householder development

Conclusion/Brief comment:

The majority of properties along the highway include a vehicular access within the front boundary and consequently the relocation of the access to the front (east) boundary would not be uncommon. The design and width of the access would respect the traditional character of the property and the proposed planter to the rear of the roadside wall has the potential to soften the visual impact of the parking area which will become more prominent in public views. Details of the planters can be requested by condition.

The scale and siting of the garage is similar to that approved under application FULL/2021/2052. The garage achieves a high standard of design. Due to the relocation of the access and the removal of the roadside hedge, the garage has the potential to become highly visible from the public highway. The visual impact of the garage would be softened by the proposed retention of the hedge along the north boundary and could be softened by the proposed planter along the front (east) boundary. To mitigate the loss of trees to the west of the garage and to reduce the visual impact of the garage, it is recommended that the existing tree in the north-east corner of the site is retained and additional trees are planted within the proposed planter along the front (east) boundary. Details of the landscaping scheme can be requested by condition.

Pending the submission of suitable landscape details, the proposal would conserve the character and appearance of the Conservation Area, in accordance with Policies GP4, GP8 and GP13.

The proposed access would be located in close proximity to existing junctions. However, as set out in the Traffic Engineering Guidelines for Guernsey, the highway is classified as a Neighbourhood and Country Road where the functional emphasis is primarily one of access to individual properties and provision for vulnerable road users. Due to the low traffic flows along Neighbourhood and Country Roads, the control of frontage activities is not important and a greatly relaxed regime of traffic management is permissible. In this case, due to the nature of the highway, the deficiencies noted with the access are unlikely to result in any significant road safety or traffic management concerns.

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.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 19/02/2026

