

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 existing dwelling, erect 2 dwellings, create new vehicle access and associated works.

LOCATION: Shornccliffe, Route Des Fauconnaires, St. Andrew.

APPLICANT: Mr D Warr

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: 11/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects - 1294-1-1800, 320, 322A, 325A, 370A, 371, 372A and 1234-300A

Application Ref: FULL/2026/0151

Property Ref: K001030000

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. The entranceway and ends of the new vehicular access opening shown on drawing 1294-1-372A shall be fully completed in accordance with the approved within four weeks of the new access being formed.

Reason - In the interests of visual amenity and highway safety.

5. prior to installation, further details of the proposed solar panels including the number of panels, location and cross section of the panels to show the angle of tilt, have been submitted to and agreed in writing by the Authority. The panels shall be installed in accordance with the approved and shall be made operational prior to the first occupation of the unit to which they relate.

Reason - In the interests of sustainable design and the aims of Policy OC1 and GP9.

6. The development hereby permitted shall be constructed in accordance with the details set out in the letter dated 12/03/2026 relating to sustainable design and in accordance with the details shown on the approved plans regarding permeable hardstanding, EV charging points and solar panels. There shall be no occupation of the approved dwellings until the electric vehicle charging points to serve that dwelling has been installed and made operational.

Reason: In the interests of sustainable development.

7. The new earthbanks hereby approved shall be built in accordance with the 'construction' details set out in the Conservation Advice Note 3 (Earthbanks in Guernsey).

Reason - To ensure that the new earthbank reflects the construction method, size, form and appearance of similar earthbanks located within this rural setting.

8.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) full details of tree and hedge planting to provide the boundary separation between the domestic garden areas of the east and west units and between the domestic garden areas and the agricultural land beyond
- ii) planting schedules, noting the species, sizes, numbers and densities of plants; and 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, to provide clear definition between the existing domestic garden area and agricultural land beyond and in the interests of residential amenity.

9. Prior to the first occupation of either dwelling the parking and turning facilities to serve it, shall be fully completed in accordance with the approved plans and details.

Reason - To make sure vehicles can enter and leave the site in a forward direction and to provide off-street parking, in the interests of road safety and effective traffic management.

10. The shed/cycle store for each dwelling hereby approved, as shown on the approved plans, shall be erected and made available for use 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.

11. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no gate, fence, wall or other means of enclosure more than 1m high (other than any hereby expressly permitted) shall be erected, constructed or placed along the north boundary of the domestic curtilage/garden of the dwellings hereby approved.

Reason - In view of the location of the site in relation to wider areas of open and undeveloped land, the erection of such structures as 'exempt development' may have an adverse impact on the character and appearance of the locality. This condition is imposed to make sure that any proposals can be properly considered.

12. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 10/05/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Crushing of materials is regulated by the Office of Environmental Health and Pollution Regulation (OEHPR). The crushing of inert material can generate significant noise and dust, and must therefore be carefully assessed on all sites. Both noise and dust have the potential to constitute statutory nuisances, and appropriate mitigation measures must be implemented to minimise impacts on neighbouring properties. In addition, under the Environmental Pollution (Air Pollution) Ordinance, 2019, all crushing activities require a licence. The applicant must ensure that any crushing equipment used on site is correctly licenced prior to operation. Should further information be required, OEHPR can be contacted at envhealth@gov.gg.

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/2026/0151
Property Ref: K001030000
Valid date: 27/01/2026
Location: Shorncliffe Route Des Fauconnaires St. Andrew Guernsey
GY6 8UE
Proposal: Demolish existing dwelling, erect 2 dwellings, create new
vehicle access and associated works.

Applicant: Mr D Warr

RECOMMENDATION - Grant: Planning Permission with Conditions:

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in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

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INFORMATIVES

Crushing of materials is regulated by the Office of Environmental Health and Pollution Regulation (OEHPR). The crushing of inert material can generate significant noise and dust, and must therefore be carefully assessed on all sites. Both noise and dust have the potential to constitute statutory nuisances, and appropriate mitigation measures must be implemented to minimise impacts on neighbouring properties. In addition, under the Environmental Pollution (Air Pollution) Ordinance, 2019, all crushing activities require a licence. The applicant must ensure that any crushing equipment used on site is correctly licenced prior to operation. Should further information be required, OEHPR can be contacted at envhealth@gov.gg.

OFFICER'S REPORT

Site Description:

The application site contains an existing bungalow, with accommodation in the roof space, facing roughly east to west. The land rises from the east and south so that the bungalow occupies an elevated position. Access is from Route Des Fauconnaires in the south-east corner of the site. The roadside boundaries on both sides are marked by banks and planting.

To the east of the site is land forming part of a golf course. There is an earth bank on the boundary with trees within the golf course. There is a field on the north side of the site which previously contained glasshouses associated with the bungalow. There is no clear definition between this field and the land around the bungalow.

There is a large, detached dwelling on the adjoining higher land to the west, separated by a high conifer hedge. Fenestration facing the site is largely screened by the existing boundary hedge although the rooflights are visible above it.

The character of the area is predominantly rural with pockets of ribbon development based on the older more traditional dwellings but with the presence of the more formal golf course.

The site is located Outside of the Centres.

Relevant History:

FULL/2012/0084 - Demolish existing and erect replacement dwelling. Close existing and create new vehicle access – granted

FULL/2013/1043 - Variations to works previously approved to demolish existing and erect replacement dwelling - install six roof lights and vary or remove Condition 6 of planning reference FULL/2012/0084 – granted

The existing access was proposed to be retained and used as a parking place for sewage trucks. A planning condition was imposed relating to defining the edges of the proposed parking space. Recommendations were received from THS regarding improvements to visibility at the point of access.

FULL/2015/0109 - Demolish existing and erect replacement dwelling. Close existing and create new vehicle access – granted

FULL/2016/1625 - Variations to works previously approved to demolish existing and erect replacement dwelling - Install six roof lights and vary/remove condition 6 of FULL/2015/0109 – granted (see FULL/2023/1043)

FULL/2018/0036 - Demolish existing and erect replacement dwelling with replacement vehicular access – granted

FULL/2020/1494 - Change of use of agricultural land to domestic garden. Demolish existing and erect replacement dwelling with detached garage and swimming pool, infill existing and create new vehicular access – refused. It was not demonstrated that the agricultural land could not positively contribute to the commercial agricultural use of the APA contrary to Policy GP15 c).

FULL/2024/1981 - Subdivide, extend and alter existing dwelling to create 2 dwellings, create new vehicle access and associated works – granted

Existing Use(s):

01 dwellinghouse
28 agriculture

Brief Description of Development:

The application relates to the demolition of the existing bungalow and the erection of two, single-storey dwellings on the site. One dwelling would be situated adjacent to the west boundary and the other more centrally on the plot, close to the footprint of the existing bungalow. Each dwelling would comprise one en-suite bedroom, open plan kitchen, living and dining space, a utility and WC. Externally, a raised terrace is proposed to the north and south of the western unit and patios are proposed to the north and south of the eastern dwelling.

Both properties are shown to have a brick plinth below vertical timber cladding. The west dwelling is shown to have a red zinc roof whilst the east would have a slate roof. Both properties would have stainless steel rainwater goods and powder coated aluminium windows and doors (to reflect the roof covering colour of the property).

The application was deferred on a number of occasions to seek further information/clarification regarding the volume of the existing and proposed buildings and in relation to sustainable development when considering the matter of “significant enhancement to sustainable design” in relation to Policy OC1. Additional information submitted confirms that the volume of the replacement buildings will not exceed more than 20% of the approved scheme.

Additional information was provided that placed significant weight on the inefficiencies of the existing building and noted that the new buildings would exceed current Building Regulations resulting in significantly reduced heat loss and energy demand compared to the existing building. The information does not settle on specific options, such as type of insulation but has the intention of providing “a super insulated internal environment”.

The application was deferred in order for more detailed information to be provided in relation to the significant enhancement to sustainable design. A table of details relating to the development and delivering two highly sustainable dwellings and confirms that there would be a significant improvement over the typical baseline construction performance (exceeding the GTS by c. 30-35%). The scheme also confirms the inclusion of photovoltaic panels (approximately 6-8jWp arrays per dwelling) and the drawings have been amended to show these along with the position of EV charging points. The additional information also addresses the matter of waste management, through the Site Waste Management Plan and additional information. Confirmation has been provided that masonry crushing will be undertaken on site for reuse in connection with level changes and sub-bases which will avoid the need to import new aggregate from off site, reducing potential carbon emissions in extraction, production and transport. Onsite segregation is also proposed for metals/plastics etc. for recycling to ensure waste sent to landfill is minimised.

The existing vehicular access is to be retained for the eastern property whilst a new access is proposed to serve the western dwelling.

The application has been accompanied by a Site Waste Management Plan and information relating to sustainable development and other relevant policies to this case.

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

Island Development Plan Policies:

OC1: Housing Outside of the Centres

GP13: Householder Development

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Annex I
Advice Note: Bicycle Parking

Representations:

None.

Consultations:

Traffic and Highway Services commented on the approved redevelopment proposals and concluded that THS supported the application due to improvements in road safety and traffic management compared with the inherent concerns in the existing access' geometry and location.

Summary of Issues:

The key issues in this case relate to the principle of redevelopment of the site, the amenities of future occupiers and neighbours of the development along with matters relating to access and parking.

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.

Policy OC1 relates to Housing Outside of the Centres and makes provision for the creation of new dwellings through the subdivision of an existing dwelling. Following the grant of permission to subdivide an existing property there is then scope to demolish and redevelop a building without first implementing the approved subdivision scheme.

In this case, permission was granted under FULL/2024/1981 (expiry 17/01/2025) for the subdivision and extension of the existing dwelling into two dwellings in accordance with Policy OC1 i. The number of dwellings approved would remain at two, in accordance with that aspect of OC1 ii.

A redevelopment proposal must also be of broadly the same floorspace and volume as the approved subdivision scheme to comply with criteria ii. The application was deferred in order to seek clarification on the volume of the approved and proposed

development. The differences between applications are likely down to the change in agents and different technology/software at their disposal. It must be noted however, that there was nothing untoward noted between the approved subdivision scheme when viewed on site. It has been concluded therefore, that both the floorspace and volume remain broadly the same in accordance with criteria ii.

The existing bungalow is not considered to make a particular contribution to the character of the area when assessing criteria iii. The design and appearance of the proposed dwelling is considered to represent a good standard of design that respects the character of the locality when considering Policy GP8.

Policy GP9 has been addressed as part of the submission although it must be noted that Policy OC1 iv. requires redevelopment proposals to significantly enhance sustainable design. As amended, demonstrates compliance with the current Building Regulations and GP9 and with the further information contained in the letter of 12/03/2026 and shown on the drawings provides sufficient detail to confirm that the development will represent a significant enhancement to sustainable design which can be managed by planning condition.

With onsite crushing mentioned in connection with this development it would also be appropriate to impose an informative note highlight this matter to the applicant/developer.

With regard to increased adverse impacts on the character or openness of the area (OC1 v.) it is noted that the existing dwelling is set back with limited visual impact given the roadside boundary. There are also trees and a bank between the site and adjoining golf course. Although the position of the proposed buildings on the site will change from the existing, with one dwelling pushed back much further into the site in this case the dwellings will be viewed in the context of the development to the west and will not result in undue harm to the character and openness of the area in accordance with OC1, GP1 and GP8 of the IDP.

The matter of residential amenity/living environment/health and well-being of occupiers falls to be considered under OC1 vi, GP8 and Annex I of the IDP. Both units would be dual aspect with good aspect and outlook along with good access to sunlight/daylight for the accommodation proposed. The buildings are set well away from other residential properties, and each other, and will not result in overlooking or loss of privacy to the occupiers of any surrounding neighbouring property.

Both properties are shown to be served by adequate levels of hardstanding to provide parking and turning for vehicles to enable them to exit the site in a forward gear in the interests of highway safety

The matter of a new vehicular access has previously been considered in relation to the redevelopment of the site on a one for one basis (and in relation to the more recent subdivision scheme), where there would have been an improvement to highway safety as a result of the replacement vehicular access in a revised position.

In this case, there would be no intensification of the existing access as a result of the proposed redevelopment and the proposed vehicular access would be satisfactory when considering the matter of highway safety and Policy IP9. Appropriate planning conditions would be appropriate in relation to the formation of the new access.

The development includes detached outbuildings for both dwellings comprising a dedicated bin store, separate cycle store and a further garden store in accordance with Policy IP6 which seeks to ensure that dwellings are served with secure and covered cycle parking to encourage occupiers to use alternative modes of transport to the private car.

With the additional information provided in relation to the volume of the proposed development and sustainable design and construction the scheme is considered to meet the aims of all relevant policies in the IDP and it is recommended permission is granted, subject to conditions and informative notes.

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).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 11/05/2026

