

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: Erect garage to west elevation (revised scheme).

LOCATION: 1 York House, South Esplanade, St. Peter Port.

APPLICANT: Mr RW Martel

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: 20/02/2026

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

Drawing Nos: A7 Architecture: 21-1253 PD/04

Application Ref: FULL/2026/0152

Property Ref: A40175A001

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.

Expiry Date: This permission will cease to have effect on 19/02/2029 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/2026/0152
Property Ref: A40175A001
Valid date: 27/01/2026
Location: 1 York House South Esplanade St. Peter Port Guernsey GY1 1AN
Proposal: Erect garage to west elevation (revised scheme).
Applicant: Mr RW Martel

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.

OFFICER'S REPORT

Brief Description of the site:

The application property occupies an elevated position facing the Harbour to the east. Vehicular access is gained from the rear (west) via Cliff Street. It is adjoined on each side by higher traditional buildings. The application site is located within the St Peter Port Main Centre, Conservation Area and Harbour Action Area. The adjacent buildings to the north, south and west are protected buildings.

The proposal is to erect a garage to the west elevation of the property. This is a revised scheme considering the relevant history set out below.

Relevant History:

FULL/2024/1969 - Erect gates to west elevation – Approved 15 January 2025.

FULL/2023/0053 – Erect garage to west elevation (Revised scheme) – Refused April 2023.

FULL/2021/0607 – Erect garage to west elevation – Refused July 2021.

19/06/2014 – FULL/2014/1144 – Application refused to erect a garage (revised).

09/09/2013 – FULL/2013/2010 – Application refused to erect a garage.

01/10/2021 - PAP/022/2012 – Appeal regarding application FULL/2021/0046 dismissed.

30/03/2012 – FULL/2012/0046 - Application refused to erect a garage.

Existing Use(s):

Residential use class 1: dwelling house.

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

MC10: Harbour Action Areas

GP4: Conservation Areas

GP5: Protected Buildings (Setting)

GP8: Design

GP9: Sustainable Development
GP13: Householder Development
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The property has a lengthy history of refusals of planning permission for the erection of a garage to the west elevation, accessed via Cliff Street. However, an application to erect a pair of solid Corten steel fan-gates was approved on 15 January 2025. The approved gates would have had a total height of 2m when closed and two 2.85m high columns either side of the opening when open.

The current proposal to erect an enclosed garage is similar to one previously refused in April 2023, however the height of the garage has been reduced and traditional materials are proposed for the walls, lintol and roof, with the latter proposed to be a lead covered standing seam roof.

Taking into consideration the improvements incorporated to the scale and design of the structure and the use of appropriate natural materials, along with the previously approved proposals for solid gates and the approved use of the western part of the site for the parking of vehicles, it is considered that the current proposal would have a neutral effect on the character and appearance of the Conservation Area.

The impact on public views from Cliff Street and Castle Vaudin towards Castle Cornet has been reduced by the reduction in the height of the structure. Considering this and the previously approved solid gates, it is concluded that any additional impact on public views would be relatively minor and is acceptable in this location.

The proposals would not adversely affect adjacent Protected Buildings or the setting of any other Protected Building within the vicinity of the site.

The proposed development is minor in nature and would not inhibit implementation of the approved Local Planning Brief for the St Peter Port Harbour Action Area.

Confirmation has been received that the development proposed has been designed to consider 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 considered in the assessment of this application.

Recommendation:



Grant with Conditions

Date: 20/02/2026

