

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: Variations to plans previously approved to Erect 19 dwellings with associated works and parking area (Revised Scheme) - Unit Type A (alterations to roofs, floor levels, boundary treatments, fenestration and internal layouts). Unit Type B (alterations to roofs, cladding and fenestration). Revisions to site boundary (adjacent to approved substation) and landscaping/hardstanding.

LOCATION: Land Associated With, Le Four Banal, Route Militaire, St. Sampson.

APPLICANT: Rosaire Properties Limited

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: 27/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 17-938-R1/PD/01A, /02A, /03B, /04A, /05B, /06B, /LD/01B & 17-938-P2/PD/07B.

Application Ref: FULL/2026/0153

Property Ref: B00724A000 + B00724B00 + B00727A000

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 on or before 05/03/2027.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 05/03/2024, issued under planning application reference FULL/2024/0184, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 05/03/2027 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/2026/0153
Property Ref: B00724A000 + B00724B00 + B00727A000
Valid date: 26/01/2026
Location: Land Associated With Le Four Banal Route Militaire St.
Sampson Guernsey
Proposal: Variations to plans previously approved to Erect 19 dwellings with associated works and parking area (Revised Scheme) - Unit Type A (alterations to roofs, floor levels, boundary treatments, fenestration and internal layouts). Unit Type B (alterations to roofs, cladding and fenestration). Revisions to site boundary (adjacent to approved substation) and landscaping/hardstanding.

Applicant: Rosaire Properties Limited

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 on or before 05/03/2027.

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4. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 05/03/2024, issued under planning application reference FULL/2024/0184, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

OFFICER'S REPORT

Brief Description of the site:

This is a site currently being developed for housing and is situated to the rear/east of frontage residential development on Route Militaire. Access is via an existing access (see planning history below) between Le Four Banal where the boundary is marked by a low rendered wall and Grove Cottage where a high rendered wall has been erected. A low granite wall marks the roadside boundary.

Le Four Banal is a detached, pitched roof bungalow with single-storey extension to the rear. Part of the side site boundary remains open as does the rear boundary with the application site. Grove Cottage is a one and a half-storey dwelling with catslide dormer and small balcony and two rooflights to the rear. Vehicular access to the property is via the north site boundary. A detached garage/outbuilding is situated adjacent to the west site boundary.

The west and south boundaries are marked by a mix of timber fencing and hedges. The east boundary is largely open with small sections of wall present and several trees adjacent to the boundary and doulit. The north boundary is marked by mature landscaping.

The site is in a Main Centre Outer Area as designated in the Island Development Plan. A Key Industrial Area is situated to the east of the site but is currently undeveloped.

Relevant History:

FULL/2024/0184 - Erect 19 dwellings with associated works and parking area (Revised Scheme) - granted

FULL/2025/0633 - Install substation with GRP enclosure to north-west boundary – granted

Existing Use(s):

01 Residential development under construction

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:

Island Development Plan policies:

MC2: Housing in Main Centres and Main Centre Outer Areas

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

GP10: Comprehensive Development

GP18: Public Realm and Public Art

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment

Supplementary Planning Guidance: Le Four Banal Development Framework

Conclusion/Brief comment:

The application relates to variations to the approved scheme to develop the site for 19 houses, which are currently under construction. There are different dwelling types incorporated into the development and the alterations proposed would relate to all dwellings of that particular type.

Type A – alterations are proposed to the main roof (introducing small flat roof section between each dwelling in a terrace) and porch roof (introduce a parapet), floor levels (to manage potential flood risk), fenestration and associated changes to the internal layout

Type B – alterations are proposed to the roof, cladding and fenestration

The red line site boundary has also been adjusted a small amount since the original scheme was approved in the area of the approved substation and general changes are proposed to landscaping (minor adjustment in size of planting areas adjacent to the communal parking area and substation) and hardstanding (drop kerbs and Aco-drains) across the site.

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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 27/02/2026