

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 fence to west boundary of domestic garden and agricultural land (revised scheme).

LOCATION: À Jaumais, Rue Des Corneilles, Castel.

APPLICANT: Ms CM O'Sullivan

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: 07/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: SOUP: 505_20(F), 21 (E)

Application Ref: FULL/2026/0187

Property Ref: D013030000+D013050000

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.If any of the existing planting shown on the approved plans is damaged or removed by the new fence placement it must be replaced in the first planting season following the completion of the development or within a timeframe agreed in writing by the Authority.

Reason - To ensure the existing planting is not adversely affected by the approved works so as to maintain adequate screening of the approved fencing in the interests of the character and appearance of the locality.

5. The landscaping scheme shown on the drawings hereby approved shall be fully completed in the first planting season after the approval date, 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 the character and visual amenity of the locality.

Expiry Date: This permission will cease to have effect on 06/04/2029 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/2026/0187
Property Ref: D013030000+D013050000
Valid date: 23/02/2026
Location: À Jaumais Rue Des Corneilles Castel Guernsey GY5 7PP
Proposal: Erect fence to west boundary of domestic garden and agricultural land (revised scheme).

Applicant: Ms CM O'Sullivan

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).

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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. If any of the existing planting shown on the approved plans is damaged or removed by the new fence placement it must be replaced in the first planting season following the completion of the development or within a timeframe agreed in writing by the Authority.

Reason - To ensure the existing planting is not adversely affected by the approved works so as to maintain adequate screening of the approved fencing in the interests of the character and appearance of the locality.

5. The landscaping scheme shown on the drawings hereby approved shall be fully completed in the first planting season after the approval date, 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 the character and visual amenity of the locality.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'A Jaumais' is a 1970's bungalow which had a large extension added in 2012. The dwelling is located in the southwest corner of a large square site. The domestic curtilage is limited to the southwest corner of the site and driveway, the rest of the land is agricultural land. Along the east boundary of the site is the road, Rue des Corneilles, along the north and west boundaries are public footpaths, Sous la Lande, with La Guet pine forest beyond to the west, and to the south is an open field. The property is located Outside of the Centres as defined in the Island Development Plan.

Despite the scattered built environment to the north, east and south of the application site, the surrounding area has a relatively undeveloped, open and rural nature, particularly when considering the footpath to the west, which contributes to the landscape character and amenity of the area.

Relevant History:

FULL/2025/1330 – Erect fence to west boundary to domestic garden and agricultural land – Refused December 2025.

A solid timber fence would introduce a visually hard enclosure into this setting which is not an appropriate style or design of fencing for the boundary adjacent to agricultural land and adjacent to a public footpath in such a natural setting. The fence would introduce an inappropriate feature within this landscape having a significant impact on the visual amenity and character of the area and does not

comply with Island Development Plan Policies GP1 and GP8 regarding respecting the landscape. As such, it would also fail to meet Policy OC5(B).

FULL/2023/0963 – Alter earthbank and erect retaining wall to West boundary (retrospective) (Revised scheme) – Approved August 2023.

FULL/2022/1931 - Remove hedge to east of property, erect walls to west and east of property, erect outbuilding/pool house, erect shed (retrospective). Erect pool plant, install air source heat pump and resurface section of driveway – Approved February 2023.

FULL/2022/1043 - Remove earthbank and hedges (retrospective). Erect single storey outbuilding/pool house, erect fence to north and west boundary – Refused August 2022.

Existing Use(s):

Residential use class 1: dwelling house.
Agricultural use class 28: agriculture.

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:

GP1: Landscape Character and Open Land
GP8: Design
GP13: Householder Development
OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas

Conclusion/Brief comment:

This application is a revised scheme to erect a fence along the west boundary of the domestic curtilage only.

Policy GP13 (Householder Development) states that proposals for the alteration and/or extension of residential properties within the residential curtilage, will be supported where there are no significant adverse effects on the amenities of neighbouring properties; the design, scale, mass and form would not detract from the open character of open locations; and they do not affect the special interest of Conservation Areas, Areas of Biodiversity Importance, protected buildings or protected monuments.

This revised scheme has greatly reduced the extent of the fence, reducing it to only around the domestic curtilage. The hedgerow has been replanted adjacent to the green pathway on the west boundary, which has grown up slowly, the whole of the west boundary edge has been planted up with hedges and shrubs.

The proposal is for a solid timber fence which would sit amongst the existing plants so that it cannot be seen from either side of the boundary, this can only happen because the planting has been allowed to grow and fill out the space.

As the fence is now only around the domestic curtilage of the west boundary the proposals are considered to achieve a good standard of design, the scale and massing of the new fence is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact on either of the immediate neighbours.

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 taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 01/04/2026

