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 33 dwellings and alterations to public parking area - Alterations to dwellings including roofing material, cladding, fenestration, solar panels and eaves height.

LOCATION: Briarwood, La Grande Rue, St. Martin.

APPLICANT: Infinity Group

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: 28/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects: 2452/03.100D, 101F, 110F, 111F, 112E, 113F, 114F, 115F, 116F, 117G, 118F, 119F, 120F, 121G, 122F, 123G, 124F, 125G, 130F & 131E.

Application Ref: FULL/2026/0202

Property Ref: J000590000 + J0059C000 + J00059B000

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 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.

3.No external brick slip cladding shall be installed until such time as details of the type, texture and colour of the brick slip cladding to be used has been submitted to and agreed in writing by the Authority. The work shall then be completed in accordance with the agreed details.

Reason - In the interests of visual amenity.

4.All windows and balcony screens indicated on the hereby approved plans to be obscure or opaque glazed shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents and the occupiers of the approved dwellings.

5.For the avoidance of doubt, no permission is sought nor conferred to install obscure glazed screens to the south elevation of the 1st floor terraces serving units 24 and 26.

Reason - To ensure that a satisfactory living environment is achieved for the occupiers of the approved dwellings.

6.The solar panels shall not be installed until details of their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the solar panels have been installed and made operational.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7.The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 10/03/2023, issued under planning application reference FULL/2021/2605, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

Expiry Date: This permission will cease to have effect on 27/04/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0202
Property Ref:	J000590000 + J0059C000 + J00059B000
Valid date:	03/02/2026
Location:	Briarwood La Grande Rue St. Martin Guernsey
Proposal:	Variations to plans previously approved to erect 33 dwellings and alterations to public parking area - Alterations to dwellings including roofing material, cladding, fenestration, solar panels and eaves height.
Applicant:	Infinity Group

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 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.

3. No external brick slip cladding shall be installed until such time as details of the type, texture and colour of the brick slip cladding to be used has been submitted to and agreed in writing by the Authority. The work shall then be completed in accordance with the agreed details.

Reason - In the interests of visual amenity.

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obscure or opaque glazed shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents and the occupiers of the approved dwellings.

5. For the avoidance of doubt, no permission is sought nor conferred to install obscure glazed screens to the south elevation of the 1st floor terraces serving units 24 and 26.

Reason - To ensure that a satisfactory living environment is achieved for the occupiers of the approved dwellings.

6. The solar panels shall not be installed until details of their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the solar panels have been installed and made operational.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 10/03/2023, issued under planning application reference FULL/2021/2605, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested for variations to works previously approved to erect 33 dwellings and alterations to the public parking area (FULL/2025/0203 & FULL/2021/2605). The variations involve altering the architectural design of the dwellings, omit windows and altering the layout of solar panels to the residential development to the rear of Briarwood and the north of the public car park. The dwellings are proposed to be finished with a mix of rendered, white/grey brick slip and Millboard smoked oak composite clad walls, anthracite grey uPVC fenestration and natural slate roofs.

The site covers an area of approximately 1 hectare (6.1 vergées) and is currently occupied by the Office of the Children's Convenor building at Briarwood, a section of the rear garden of the dwelling known as Les Blanches Pierres, the St Martin's public car park and footpaths and an agricultural field.

The site is located in the St Martin's Local Centre. Part of the rear garden of the dwelling known as Les Blanches Pierres lies within the St Martin's Church and Sausmarez Manor Conservation Area. The remainder of the site is outside of the Conservation Area but is bounded by the Conservation Area to the north-east along La Grande Rue.

Relevant History:

01/05/2025 – FULL/2025/0203 – Permission granted for variations to previously approved plans to erect 26 dwellings and alterations to public parking area - Reconfigure development to create 7 additional dwellings, extend and alter dwellings, alter landscaping, parking and associated works to north of site, erect electricity substation and alter cycle parking.

03/04/2025 – FULL/2025/0384 – Permission granted to install substation with enclosure.

10/03/2023 – FULL/2021/2650 – Permission granted to erect 26 dwellings with associated landscaping and parking, erect cycle storage and alterations to public parking area, vehicle access and pedestrian access link to east of site (revised).

Briarwood Development Framework approved August 2018

Existing Use(s):

Public car park
Residential use class 1: dwelling house
Administrative, financial and professional services use class 15
Agricultural use class 28

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:

Policy LC2: Housing in Local Centres
Policy GP1: Landscape Character and Open Land
Policy GP4: Conservation Areas
Policy GP7: Archaeological Remains
Policy GP8: Design
Policy GP9: Sustainable Development
Policy GP10: Comprehensive Development

Policy GP11: Affordable Housing
Policy GP18: Public Realm and Public Art
Policy IP6: Transport infrastructure and support facilities
Policy IP7: Private and Communal Car Parking
Policy IP8: Public Car Parking
Policy IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The alterations to the architectural design of the dwellings and the omission of windows achieves a good standard of design and would have no significant adverse effects on the character and appearance of the area, in accordance with Policy GP8 and the approved Development Framework.

The revised proposal will have no additional adverse effect on the amenities of neighbouring residents.

The alterations to the height and positioning of 1st floor balustrades for the apartments will affect the outlook from the 1st floor terraces and the degree of privacy for ground floor flats but overall it achieves a reasonable balance. The revised proposal would continue to provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

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.

Date: 24/04/2026