

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: Widen vehicle access, install gates, alterations to ground levels, driveway and parking area, erect external steps and planter.

LOCATION: Irwin Lodge, Ruelle Irwin, Fort George, St. Peter Port.

APPLICANT: Mr & Mrs Robinson

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: 20/03/2026

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: Lovell Ozanne & Partners Ltd. - 10658-AA81 S1-05K, 06G, 10U, 11P, 12Q, 20O, S10-01G - Z1-D-A-6200 CO2, Z1-D-A-6201 CO2

Application Ref: FULL/2026/0252

Property Ref: A41110A123

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. Within 2 months of the demolition of the section of roadside wall shown on the approved plans, the new wall forming the entrance shall be completed in granite to match as closely as possible the type, colour, texture, method of bonding and pointing of the existing roadside wall, in accordance with the approved details on drawing no. S10-01 G, and all disturbed works created as a result of the development shall be made good.

Reason - To ensure the development is completed in a timely manner and in the interests of visual amenity and to respect the character of the surrounding area.

Expiry Date: This permission will cease to have effect on 19/03/2029 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/2026/0252
Property Ref: A41110A123
Valid date: 23/02/2026
Location: Irwin Lodge Ruelle Irwin Fort George Fort George St. Peter
Port Guernsey GY1 2SN
Proposal: Widen vehicle access, install gates, alterations to ground
levels, driveway and parking area, erect external steps and
planter.
Applicant: Mr & Mrs Robinson

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.

4. Within 2 months of the demolition of the section of roadside wall shown on the approved plans, the new wall forming the entrance shall be completed in granite to match as closely as possible the type, colour, texture, method of bonding and pointing of the existing roadside wall, in accordance with the approved details on drawing no. S10-01 G, and all disturbed works created as a result of the development shall be made good.

Reason - To ensure the development is completed in a timely manner and in the interests of visual amenity and to respect the character of the surrounding area.

INFORMATIVES

OFFICER'S REPORT

Brief Description of the site:

'Irwin Lodge' formerly comprised a detached bungalow situated to the south of Ruelle Irwin. The application site is located within Fort George, which itself is located Outside of the Centres as designated in the Island Development Plan.

Planning permission was granted in 2024 (FULL/2024/0007) to demolish and erect a replacement dwelling with associated works and install a gate to the existing vehicle access. The application was approved subject to various conditions. The permission has been implemented on site.

Following permission in 2024 a number of variations have been approved.

Planning permission is now sought to widen the vehicle access, install gates, alter ground levels for the driveway and parking area, and install external steps and a planter.

The agent's covering letter sets out that the amendments to the driveway includes widening the site entrance for ease of access, to incorporate bin storage and a postal box, as well as a buried oil tank. It is also proposed to widen and regrade the driveway to improve vehicle and pedestrian access, as well as creating two new parking spaces off to the west of the driveway, and to amend the stair and central planter within the courtyard to suit.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/1748	Variations to previously approved plans to demolish dwelling, erect replacement dwelling with associated works and install gate to existing vehicle access - Omit terraces and portico and erect terrace area at first floor level, omit external staircase, existing external steps to be retained, and alterations to ground levels to create raised terrace area to east of property.	Granted	2026
FULL/2025/1172	Variations to previously approved plans to demolish dwelling, erect replacement dwelling with associated works and install gate to existing vehicle access - Alter roof form to west, centre and east of dwelling.	Granted	2025
FULL/2025/0780	Variations to previously approved plans to demolish dwelling, erect replacement dwelling with associated works and install gate to existing vehicle access - Omit chimneys, alter roof form from hipped to raised flat roof; omit path to north west, alter retaining wall and external steps to north east of property.	Granted	2025
FULL/2025/0300	Install ground mounted solar panels to west of site.	Granted	2025
FULL/2024/0007	Demolish dwelling, erect replacement dwelling with associated works and install gate to existing vehicle access.	Granted	2024

Existing Use(s):

Residential

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

☒
☒
☒
☒

visual amenity acceptable
no material neighbour impact
traffic not affected

☒
☒
☒

Policies considered most relevant:

- GP1 Landscape Character and Open Land
- GP2 Sites of Special Significance
- GP7 Archaeological Remains
- GP8 Design
- GP9 Sustainable Development
- GP13 Householder Development
- IP9 Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

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.

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

The majority of the works will not be visible in public vantage points given that the focus of the location of the works is towards the north of the replacement building and south of the elevated access point. The works are considered a reasonable aspiration of the property owner (Policy GP13) and will not have a detrimental adverse effect on the character or appearance of the surrounding area.

Whilst it is recognised that the proposed bellmouth access point is large (approximately 7.5m in width), the impact that this would have on the character or appearance of this part of Fort George would be negligible given its secluded position and that other similar size access points exist on the Fort.

The design and position of the gates, bin storage area, raised planter and buried oil tank is also supported under the relevant planning policies.

The proposed changes will not affect the amenities of neighbouring residents due to the change in ground levels, boundary treatment together with the distance and relationship to surrounding properties.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 20/03/26