**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:** Demolish existing greenhouse, erect replacement greenhouse to south (side) elevation and widen vehicle access to east boundary.

**LOCATION:** Pres de L'Eglise, Route De Sous L'Eglise, St. Saviour.

**APPLICANT:** Mr N Ozanne

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: 14/04/2026**

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Lovell Ozanne & Partners Ltd: L71-10840 S1-01, 02B & 03B

**Application Ref:** FULL/2026/0311

**Property Ref:** E002500000

**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. The roadside wall where disturbed shall be made good in materials to match as closely as possible to the existing wall within two months of the vehicular access being widened, in accordance with the approved details on drawing nos. S1-02B and S1-03B.

Reason - In the interests of visual amenity and to ensure that the works are completed in a timely manner.

**Expiry Date: This permission will cease to have effect on 13/04/2029 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**

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|---|---|
| **Application No:** | FULL/2026/0311 |
| **Property Ref:** | E002500000 |
| **Valid date:** | 09/03/2026 |
| **Location:** | Pres de L'Eglise Route De Sous L'Eglise St. Saviour<br>Guernsey GY7 9TQ |
| **Proposal:** | Demolish existing greenhouse, erect replacement greenhouse to south (side) elevation and widen vehicle access to east boundary. |
| **Applicant:** | Mr N Ozanne |

**RECOMMENDATION -** Grant: Planning Permission with Conditions:

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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. The roadside wall where disturbed shall be made good in materials to match as closely as possible to the existing wall within two months of the vehicular access being widened, in accordance with the approved details on drawing nos. S1-02B and S1-03B.

Reason - In the interests of visual amenity and to ensure that the works are completed in a timely manner.

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**OFFICER'S REPORT**

**Brief Description of the site:**

The application site consists of a traditional detached dwelling-house located to the west of Route De Sous L'Eglise. The building is located within a Conservation Area and is Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought to demolish an existing greenhouse and erect a replacement greenhouse to the south (side) elevation, and widen the vehicle access to 3.8m along the east boundary.

**Relevant History:**

| Reference No | Description | Decision | Date |
|---|---|---|---|
| PAPP/2004/2984 | Demolish existing and erect replacement glasshouse. | Granted | 2004 |

**Existing Use(s):**

Residential

**Assessment:** *(Tick as appropriate)*

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

**Policies considered most relevant:**

GP4 Conservation Area
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.

Under Section 38 of The Land Planning and Development (Guernsey) Law, 2005 the Authority has a duty to pay *"special attention to the desirability of preserving and enhancing the character and appearance"* of Conservation Areas. This duty is encapsulated in Policy GP4 (Conservation Areas) which states that "*proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area*."

The replacement glasshouse achieves a high standard of design for the purposes of Policy GP8 when taking into account its siting, size, form, and materials and overall relationship to the main dwelling.

The replacement glasshouse together with the widening of the roadside boundary wall will 'conserve' the character and appearance of the Conservation Area and will not result in unacceptable harm. Moreover, the proposal will not adversely affect the amenities of neighbouring residents, or impact on highway safety.

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:** 13/04/26