

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 and alter roadside wall to create vehicle access and parking area with turntable and install traffic mirror to east (roadside) boundary (revised scheme).

LOCATION: Woodbury, Fosse Andre, St. Peter Port.

APPLICANT: The Pensioneer Trustee Company (Gsy) Ltd

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: 23/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/04/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6600/B/3

Application Ref: FULL/2026/0514

Property Ref: A211090000

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. Prior to the vehicular access point being brought into first use;

a) Full details, including a large-scale elevation and section drawing, showing the installation of a coping stone above the proposed wall together with the specification of the coping stone to be used, shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

b) the roadside wall shall be reduced in height to no more than 90cm and made good to match as closely as possible to the existing boundary treatment, in accordance with drawing ref:6600/B/3, and any subsequent details approved under a) above within two months of the works to reduce the height of the wall being carried out.

Reason - Additional details are required to ensure that the completed works achieve a high standard of design in order to conserve the character and appearance of the Conservation Area, and that the approved works are carried out within a reasonable timeframe.

5.Prior to the vehicular access point being brought into first use, the turntable hereby approved shall be installed and made operational in accordance with drawing ref:6600/B/3. The turntable shall thereafter be retained, maintained, and unobstructed, for the purposes of parking and turning of vehicles in perpetuity.

Reason - To ensure that the turntable is installed and retained in perpetuity in the interests highway safety.

6.Prior to the vehicular access hereby approved being first brought into use the visibility splay shall be provided in accordance with the details shown on drawing ref:6600/B/3 and thereafter no obstruction to vision exceeding 0.9m in height shall

be placed within the splay areas at any time. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance) the visibility splay areas shall thereafter be maintained and kept free from all obstruction above this height.

Reason - To ensure adequate visibility in the interests highway safety.

Expiry Date: This permission will cease to have effect on 22/06/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In light of Condition 4, it is recommended that the roadside wall feature a traditional coping stone to respect the character and appearance of the Conservation Area.

Notwithstanding drawing ref:6600/B/3 hereby approved, it is recommended that the proposed traffic mirror should not be installed to the south of the new vehicular access in the interests of highway safety to take into account Traffic and Highway Service's comments.

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/2026/0514
Property Ref: A211090000
Valid date: 20/04/2026
Location: Woodbury Fosse Andre St. Peter Port Guernsey GY1 1XB
Proposal: Demolish and alter roadside wall to create vehicle access and parking area with turntable and install traffic mirror to east (roadside) boundary (revised scheme).

Applicant: The Pensioneer Trustee Company (Gsy) Ltd

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. Prior to the vehicular access point being brought into first use;

a) Full details, including a large-scale elevation and section drawing, showing the installation of a coping stone above the proposed wall together with the specification of the coping stone to be used, shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

b) the roadside wall shall be reduced in height to no more than 90cm and made good to match as closely as possible to the existing boundary treatment, in accordance with drawing ref:6600/B/3, and any subsequent details approved under a) above within two months of the works to reduce the height of the wall being carried out.

Reason - Additional details are required to ensure that the completed works achieve a high standard of design in order to conserve the character and appearance of the Conservation Area, and that the approved works are carried out within a reasonable timeframe.

5. Prior to the vehicular access point being brought into first use, the turntable hereby approved shall be installed and made operational in accordance with drawing ref:6600/B/3. The turntable shall thereafter be retained, maintained, and unobstructed, for the purposes of parking and turning of vehicles in perpetuity.

Reason - To ensure that the turntable is installed and retained in perpetuity in the interests highway safety.

6. Prior to the vehicular access hereby approved being first brought into use the visibility splay shall be provided in accordance with the details shown on drawing ref:6600/B/3 and thereafter no obstruction to vision exceeding 0.9m in height shall be placed within the splay areas at any time. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance) the visibility splay areas shall thereafter be maintained and kept free from all obstruction above this height.

Reason - To ensure adequate visibility in the interests highway safety.

INFORMATIVES

In light of Condition 4, it is recommended that the roadside wall feature a traditional coping stone to respect the character and appearance of the Conservation Area.

Notwithstanding drawing ref:6600/B/3 hereby approved, it is recommended that the proposed traffic mirror should not be installed to the south of the new vehicular access in the interests of highway safety to take into account Traffic and Highway Service's comments.

OFFICER'S REPORT

Site Description:

The application site consists of a two-storey end of terrace property located on the junction between Coronation Road and Fosse Andre. The property does not benefit from onsite parking.

The property is bounded by a traditional roadside wall which wraps around the front, side and rear of the property. Part of the wall has been rendered over towards the side and rear of the property, whilst the wall at the front of the site is lower, features roadside railings and is of a different finish and appearance.

The site lies within a Conservation Area as designated in the Island Development Plan.

Relevant History:

Planning permission was sought in 2025 (application ref: FULL/2025/0511) to demolish and alter the existing (east) roadside boundary wall in order to create a vehicle access point and parking area to the rear of the property. The application was refused in 2025 which was based on the following reason:

- 1. The demolition of a section of a traditional roadside wall to create a vehicular access and parking area to the rear (south) of the property results in significant road safety and traffic management concerns by virtue of a combination of factors including; the lack of a turning point, restricted sightlines towards oncoming traffic, the close proximity to the junction between Fosse Andre and Coronation Road, and likelihood of multiple manoeuvres to enter or egress from the site.*

A similar application (FULL/2025/1915) was submitted in 2025 and determined earlier this year (2026). The application was refused for the following reason:

- 1. The demolition of a section of a traditional roadside wall to create a vehicular access and parking area to the rear (south) of the property results in significant road safety and traffic management concerns by virtue of a combination of factors including; restricted sightlines towards oncoming traffic, the internal turning area does not allow vehicles to exit square to the carriageway, the close proximity to the junction between Fosse Andre and Coronation Road, and the use of mirror to mitigate against a fundamentally substandard access. This is contrary to Policy IP9: Highway Safety, Accessibility and Capacity of the Island Development Plan, with highway safety and traffic management also material considerations of this application.*
- 2.*

Reference No	Description	Decision	Date
FULL/2016/1908 Ethie	Remove section of roadside wall and erect new garage (revised).	Approved	2017
FULL/2015/2218 Ethie	Remove section of roadside wall and erect new garage (revised).	Refused	2015
FULL/2015/0994 Ethie	Remove section of roadside wall and erect new garage.	Refused	2015

Existing Use(s):

Residential.

Brief Description of Development:

In light of the refused applications FULL/2025/0511 and FULL/2025/1915, a revised scheme to form a vehicular access and create car parking provision to the rear of the property has been submitted to seek to overcome the concerns raised.

The agent's covering letter dated 12th March 2026 notes that the proposal includes:

- Reducing the height of the wall further in order to maximise available sightlines.
- Installation of vehicle turntable to allow cars to exit perpendicular to the highway.
- Installation of roadside mirror to assist visibility.
- Installation of signage advising drivers to take care of vehicles emerging from the right.

The proposed access point will be 4m in width. An 18.9m section of the roadside wall adjoining the proposed access point will be lowered to 900mm high to increase the visibility splay.

The drawings show an undefined parking area to incorporate a turntable, finished with permeable brick paving.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP4 Conservation Areas
GP8 Design
GP9 Sustainable development
GP13 Householder Development
IP9 Highway Safety, Accessibility and Capacity

Representations:

The Authority has received a letter of representation from one party objecting to the proposal. Grounds for objection principally relate to the following issues:-

- Pedestrian access.
- Increase to congestion and traffic.
- Impact on safety of pedestrians as a result of proposed access/parking
- Misleading photos submitted as part of the application.

Consultations:

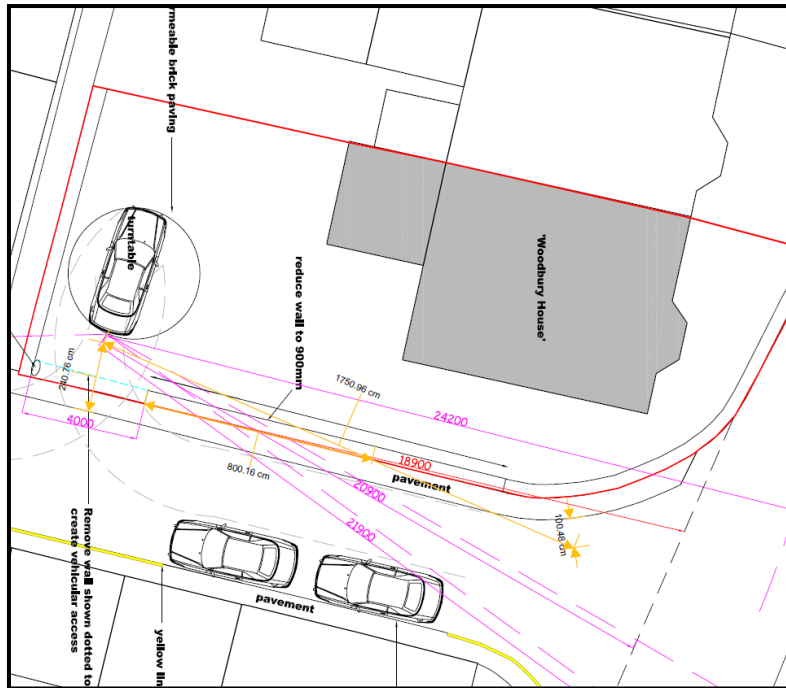
Traffic & Highways Services' (THS) comments:

Traffic & Highways Services (THS) have reviewed the revised plans and covering letter submitted by The Pensioner Trust Company. These comments should be read alongside the previous THS response to the application dated 5 January 2026, which THS did not support on road safety and traffic management grounds.

The site is located on Fosse Andre, with the proposed access positioned on the eastern boundary of the property onto Coronation Road. Coronation Road is a one-way (north–south) neighbourhood route with a posted speed limit of 25mph. The existing eastern boundary wall is approximately 2.1m high, reducing to 1.65m near the front of the property. The proposal involves removing a section of this wall to create a 4m-wide access. The remaining wall to the north of the access would be reduced to 900mm for approximately 8m. The application also proposes installing a vehicle turntable within the site to enable vehicles to egress square to the carriageway. THS would note that there is no mention in the application or planning letter regarding how many vehicles would be using the parking provision within the site and there are no dimensions or detail of the internal permeable brick paving area in the supplied drawing (6600/B/3) as to what is intended.

Using a 2m setback from the carriageway edge, the achievable sightline to oncoming southbound traffic is approximately 17.5m, extending almost to the Fosse André/Coronation Road junction, which is approximately 19m from the proposed access (Fig. 1). As previously noted, this falls just short of the 20m minimum standard. THS also notes that the reduced-height boundary wall forming the visibility splay must remain free of foliage (e.g. hedges or shrubs), whether existing or newly planted. THS would have concerns if this requirement were not secured by condition, as any obstruction would compromise the required sightline.

Fig. 1 Achievable oncoming sightline



THS does not consider the proposed installation of a traffic mirror to be a material consideration. As previously stated, drivers emerging from a private access using such a mirror would need to look to the right, diverting attention away from the direct line of sight to oncoming traffic from the left. This introduces an additional safety risk and is therefore not supported.

THS notes the proposal to install signage warning of an emerging vehicle from the new access. As this signage would be located off the public highway, it falls outside THS jurisdiction.

In conclusion, while THS have some concerns regarding the slightly substandard sightline, the proximity of the access to the nearby junction, and the need to ensure the reduced boundary wall remains unobstructed to preserve the required visibility, it is acknowledged that the applicant has sought to mitigate these issues through the proposed boundary alterations and in particular, the installation of a turntable to enable vehicles to exit square to the carriageway. On this basis, THS would not oppose this proposal.

Summary of Issues:

Whether the proposal would unacceptably affect the character and appearance of the Conservation Area.

Whether the functional design is acceptable and would not negatively impact on highway safety or traffic management.

The impact of the development on neighbour amenity.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Conservation Area:

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.”*

As set out in the officer's report as part of applications ref: FULL/2025/0511 and FULL/2025/1915, the application site does not benefit from off-street parking provision, therefore the creation of parking provision on site is considered to be a reasonable aspiration of the property owner (Policy GP13), provided there would be no overriding concerns raised with regards to the functional design of the development and its impact on highway safety and traffic management, or the impact on the character and appearance of the Conservation Area.

The proposed access width is limited to 4m and the height of the boundary wall will be reduced to 900mm high, extending nearly 19m in length from the proposed access point. While it is recognised that lowering a section of the boundary wall of this length to 900mm high does raise concerns and will undoubtedly have an impact on the Conservation Area however, a mix of stone walls of varying heights can be found in the vicinity of the site. Moreover, the original appearance of the wall has been modified at some point over the years, possibly during periods of repair works where mortar has been applied to the stonework. This is therefore regarded as a 'detractor' within the Conservation Area. Consequently, when taking the above into account, the degree of harm to the Conservation Area is not considered to be unacceptable.

Overall, the partial removal of the wall would be acceptable and for the purposes of Policy GP4, the proposal would 'conserve' the Conservation Area. It is considered necessary and reasonable to ensure that the top of the wall (following partial demolition) is finished with a coping stone to match, and respect, other similar boundary walls in the Conservation Area.

Functional design, highway safety and traffic management:

The comments and concerns raised through the public consultation process have been noted.

Given that sightlines have been increased, visibility splays are proposed and that a vehicle would be perpendicular to the road when egressing from the proposed access, the scheme would overcome the reasons for refusal. It is necessary and reasonable to ensure that the turntable and lowering of the wall is implemented in accordance with the drawings submitted in order to ensure a vehicle can egress from the site in forward gear and to offer reasonable sightlines in this case. Conditions should be attached to the decision to address these points.

THS note that the proposed traffic mirror would introduce an additional safety risk as drivers would be looking in the opposite direction when egressing from the access point and therefore shouldn't be supported. The traffic mirror as shown represents exempt development and does not require the specific grant of permission. An informative should be attached to the decision to notify the agent/applicant that installing a mirror in this location is not recommended.

Overall, the revisions made to the scheme would not result in significant highway safety or traffic management concerns and the scheme, subject to conditions, would comply with policy.

Neighbour amenity:

By virtue of the nature of the works proposed, the proposal will not have a significant impact on the amenities of neighbouring residents given that the proposal will not result in issues such as overlooking, overshadowing, overbearingness, substantial noise or disturbance to neighbours.

Whilst the points referred in the representation are noted with regards to pedestrian safety, these issues would not be sufficient to reasonably justify refusal as a result of the creation of a single vehicle access point and where Traffic and Highway Services have not raised highway safety objections on these grounds.

Conclusion:

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 16/06/26

