

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 dwelling and erect 2 dwellings, relocate vehicle access and associated works (revised scheme).

LOCATION: The Willows, Grand Douit Road, St. Sampson.

APPLICANT: Mr T Robilliard

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: 10/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH Freelance Architecture - GTHL-25-2257-02C, 03C; Appendix 1

Application Ref: FULL/2026/0536

Property Ref: B01564A000

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.(a) Prior to the creation of the new access point, full details of the earth bank and planting, as shown on the drawings approved, including the earthbank construction, and species, size and density of plants at the time of planting, shall be submitted to and approved in writing by the Authority.

(b) The earthbank shall be constructed and the landscaping planted in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season, following the completion of the development or the first occupation of the dwellings, whichever is the sooner. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - The information submitted is ambiguous and not specific enough. The condition is required to ensure full details of the earthbank, and the exact location of the planting approved, are known to ensure that the completed development is acceptable, in the interests of visual amenity and highway safety.

5.The solar panels and EV charging points shall not be installed, and the permeable hard surfaces shall not be laid, until details of their construction and installation have been submitted to and agreed in writing by the Authority. The development thereafter shall not be occupied until the solar panels, permeable hard surfacing, and the electric car charging point set out in Appendix 1 (dated stamped 25/03/26) and as shown on drawing ref: GTHL-25-2257-02C, have been installed/completed/made operational.

Reason - To ensure that surface water is dealt with within the site, and the solar panels and EV charging point are made available prior to the occupation of the dwellings, in the interests of sustainable development (Policy GP9, Sustainable Development).

6.Notwithstanding the information submitted, full details (including height and

appearance) of the proposed boundary fence positioned between Unit 1 and Unit 2, and to the west of Unit 1 shall be submitted to and agreed in writing by the Authority. The work shall be fully completed in accordance with the agreed details and thereafter retained at all times.

Reason - To ensure appropriate demarcation exists between both independent units of accommodation that does not undermine privacy afforded to either property.

7.The bicycle storage hereby approved, serving both units of accommodation, shall be installed prior to the first occupation of the unit the cycle storage serves.

Reason - To encourage the use of bicycles as an alternative to the car and to ensure the approved off-street parking is provided to take into account Supplementary Planning Guidance - Parking Standards and Traffic Impact Assessment (2016).

8.Full details of the pedestrian footpath to the west of Unit 1 shall be submitted to and agreed in writing by the Authority. The development thereafter shall be implemented in accordance with the agreed details.

Reason - Further information is required in order to ensure that the pedestrian footpath remains accessible at all times and that the agricultural field to the rear can be accessed and managed accordingly. The relationship of the footpath to the front of Unit 1 is not clear. This condition is attached to ensure that the agricultural land to the rear of the site does not become landlocked and can be maintained for agricultural purposes.

9.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 09/07/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In respect of Condition 8, it is recommended that the pedestrian footpath is extended up to the road verge to improve its relationship with Unit 1 and the associated car parking spaces, in order to maintain the agricultural use of the land to the rear of the site. Care should however be taken regarding the proposed method of demarking this extended path.

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/2026/0536
Property Ref: B01564A000
Valid date: 25/03/2026
Location: The Willows Grand Douit Road St. Sampson
Guernsey GY2 4WQ
Proposal: Demolish dwelling and erect 2 dwellings, relocate vehicle
access and associated works (revised scheme).

Applicant: Mr T Robilliard

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. (a) Prior to the creation of the new access point, full details of the earth bank and planting, as shown on the drawings approved, including the earthbank construction,

and species, size and density of plants at the time of planting, shall be submitted to and approved in writing by the Authority.

(b) The earthbank shall be constructed and the landscaping planted in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season, following the completion of the development or the first occupation of the dwellings, whichever is the sooner. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - The information submitted is ambiguous and not specific enough. The condition is required to ensure full details of the earthbank, and the exact location of the planting approved, are known to ensure that the completed development is acceptable, in the interests of visual amenity and highway safety.

5. The solar panels and EV charging points shall not be installed, and the permeable hard surfaces shall not be laid, until details of their construction and installation have been submitted to and agreed in writing by the Authority. The development thereafter shall not be occupied until the solar panels, permeable hard surfacing, and the electric car charging point set out in Appendix 1 (dated stamped 25/03/26) and as shown on drawing ref: GTHL-25-2257-02C, have been installed/completed/made operational.

Reason - To ensure that surface water is dealt with within the site, and the solar panels and EV charging point are made available prior to the occupation of the dwellings, in the interests of sustainable development (Policy GP9, Sustainable Development).

6. Notwithstanding the information submitted, full details (including height and appearance) of the proposed boundary fence positioned between Unit 1 and Unit 2, and to the west of Unit 1 shall be submitted to and agreed in writing by the Authority. The work shall be fully completed in accordance with the agreed details and thereafter retained at all times.

Reason - To ensure appropriate demarcation exists between both independent units of accommodation that does not undermine privacy afforded to either property.

7. The bicycle storage hereby approved, serving both units of accommodation, shall be installed prior to the first occupation of the unit the cycle storage serves.

Reason - To encourage the use of bicycles as an alternative to the car and to ensure the approved off-street parking is provided to take into account Supplementary Planning Guidance - Parking Standards and Traffic Impact Assessment (2016).

8. Full details of the pedestrian footpath to the west of Unit 1 shall be submitted to and agreed in writing by the Authority. The development thereafter shall be implemented in accordance with the agreed details.

Reason - Further information is required in order to ensure that the pedestrian footpath remains accessible at all times and that the agricultural field to the rear can be accessed and managed accordingly. The relationship of the footpath to the front of Unit 1 is not clear. This condition is attached to ensure that the agricultural land to the rear of the site does not become landlocked and can be maintained for agricultural purposes.

9. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

INFORMATIVES

In respect of Condition 8, it is recommended that the pedestrian footpath is extended up to the road verge to improve its relationship with Unit 1 and the associated car parking spaces, in order to maintain the agricultural use of the land to the rear of the site. Care should however be taken regarding the proposed method of demarking this extended path.

OFFICER'S REPORT

Site Description:

The application site, known as The Willows, consists of a semi-detached dwelling-house, fronting onto Grand Douit Road, St Sampson. It is understood that the building was originally built in the 1970s as a dower unit. The dower-unit was later sub-divided into a dwelling-house in 2012, under application ref: FULL/2012/2516. The property was later extended to the north and west elevation in the early and late 2000s, respectively.

The property is served by a car parking area to the front and features a track to the west of the site, leading northwards towards agricultural land. The property is served by garden to the front, side and rear of the building.

The surrounding area is semi-rural in character with the street scene consisting of a variety of house types that vary in scale and design. There is no defined pattern of development, with a mix of ribbon development and backland development.

The site is located Outside of the Centres as defined in the Island Development Plan (IDP). The property is not protected, nor located within a Conservation Area.

Planning permission was granted in 2025 to subdivide and alter the existing dwelling to create two dwellings (FULL/2025/1272). This permission has not been implemented.

Application ref: FULL/2025/1746 was refused planning permission earlier this year to demolish the dwelling and erect 2 dwellings, as well as relocating the vehicle access point. The reason for refusal was based on the following point:

- 1. The proposed replacement dwellings that are the subject of this planning application are significantly larger and so not of broadly the same floor space and volume as the approved dwellings (under application reference: FULL/2025/1272) for the purposes of Policy OC1. The scheme does not accord with criterion (ii) of Policy OC1 of the Island Development Plan.*

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/1746	Demolish dwelling and erect 2 dwellings, relocate vehicle access and associated works.	Refused	2026
FULL/2025/1272	Subdivide and alter dwelling to create 2 dwellings and associated works.	Granted	2025
PREA/2022/2113	Erect a dower unit.	Pre-application enquiry	2022
PREA/2021/0357	Erect a dower unit.	Pre-application enquiry	2021
FULL/2014/0124	Extend domestic curtilage.	Approved	2014
FULL/2012/2516	Sub-divide and alter existing dwelling to provide two residential units, install fence.	Approved	2012
PREA/2012/1137	To discuss sub-dividing dwelling, currently house and wing.	Pre-application enquiry	2012
PAPP/2006/4430	Demolish garage and extend dower unit.	Approved	2007

PAPP/2006/3471	Extend dower unit (- erect a conservatory).	Approved	2007
PAPP/2006/2241	Demolish garage and extend dower unit.	Approved	2006
PAPP/2003/0251	Vary works previously approved to extend and alter dwelling	Approved	2003
PAPP/2002/5661	Extend and alter dwelling to create a dower unit.	Approved	2002

Existing Use(s):

Residential

Brief Description of Development:

Following refusal of application ref: FULL/2025/1746, a new proposal has been submitted which also seeks to demolish the existing dwelling and erect 2 replacement dwellings, although the replacement houses are smaller and single storey in scale in an attempt to overcome the reason for refusal. The proposal also seeks to relocate the vehicle access.

The proposed 2x 1-bedroom dwellings as originally proposed consisted of flat roofs, finished with a mix of vertical cladding and smooth rendered walls. Dark grey uPVC casement windows were incorporated to the front, with large sliding doors to the rear. The respective front doors of both units would be located on the east of Unit 2 and to the west of Unit 1, with a glazed canopy above.

The floor plans are identical, albeit mirrored, and the siting of the properties are staggered with Unit 1 closer to the road. Access to the rear gardens of both properties is shared by a central passageway between both properties.

Both units will be served by two parking spaces to the front and will feature a new 600mm high earthbank and planting on the inside of the existing dower unit. New fencing is proposed between the gardens serving both units. A bike store, electric charging points, and solar panels are also proposed for each unit.

Pedestrian access is retained along the west boundary of the site, leading to the field to the rear of the application site.

The application was deferred to raise concerns over the size and design of the proposed units in light of Policy OC1 and GP8. It was advised to reduce the size of the units to ensure that they remain broadly the same floor space and volume as the approved subdivision scheme, and to ensure that the design of the units incorporated a pitched roof, or a well detailed flat roof, to achieve an acceptable standard of design.

In response, the agent has reduced the floor area of both units accordingly and incorporated a pitched roof to the front, and a flat roof section to the rear (to limit the volume created), in an attempt to address the concerns raised.

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

Policy OC1	Housing Outside of the Centres
Policy GP8	Design
Policy GP9	Sustainable Development
Policy IP6	Transport Infrastructure and Support Facilities
Policy IP7	Private and Communal Car Parking
Policy IP9	Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance – Parking Standards and Traffic Impact Assessment (2016)

Representations:

None.

Consultations:

None.

Summary of Issues:

The main issues in deciding this application are:

1. Whether the principle of the demolition of the approved dwellings, and erecting two replacement dwellings is acceptable.
2. The design of the new dwellings and the impact of the development on the character and appearance of the area;
3. The impact of the development on the amenity of people living in the area, including the residents of the existing and new houses; and
4. Whether the proposed vehicle access point is acceptable and would not negatively impact on highway safety or cause traffic management issues, taking into account the above planning policies.

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).**

- 1 - Purposes of the law.**

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Whether the principle of the demolition of the approved dwellings and erecting two replacement dwellings is acceptable:

Planning permission was granted to subdivide and alter the existing dwelling to create two dwellings under application ref: FULL/2025/1272. This permission has not been implemented.

Policy OC1 enables the demolition and redevelopment of a building without the need to implement the permission for subdivision by physically carrying out the development, provided that:

- i. the subdivision scheme has first been granted planning permission;*

The subdivision scheme has been granted planning permission under application ref: FULL/2025/1272.

- ii. the redeveloped scheme is of broadly the same floor space and volume as the approved subdivision scheme and the number of units approved in the subdivision scheme is not exceeded;*

The previous scheme was refused as the *replacement dwellings were significantly larger and so not of broadly the same floor space and volume as the approved dwellings (under application reference: FULL/2025/1272) and therefore the proposal did not accord with criterion (ii) of Policy OC1.*

As set out in application FULL/2025/1272, the agent noted in the covering letter that the '*Subdivision of the existing dwelling to create **two one-bedroom units** (Unit 1: 39.4m²; Unit 2: 40m²)*'. Consequently, the combined floor area of both units equated to 79.4sqm.

Notwithstanding the approved floor area of the subdivided scheme (FULL/2025/1272), the covering letter for this application (dated 30th October 2026, received on 25th March 2026) notes that '*the current approved floor area for the conversion was 84sqm. Now with the 20% rule the total floor area of the 2 dwellings is 100.8sqm, which fits perfectly to policy*'.

However, a 20% increase of 79.4sqm would equate to 95sqm, and not 100.8sqm. The original drawings submitted showed the units being 9m x 5.5m = 49.5sqm. 49.5sqm x 2 = 99sqm for combined floor area.

Despite these differences in figures, the combined floor area of the proposal would be 4sqm larger than that allowed under the Authority's 20% threshold allowed under Policy OC1. The application was deferred on this basis, as well as requesting details of the volume of the approved and the proposed scheme.

In light of the amendments secured following deferral, the floor area of the revised new dwellings would equate to 84.56sqm. Consequently the revised scheme would be 5.16sqm larger than that approved under FULL/2025/1272, and therefore would represent an increase of 4.1%.

The agent has also confirmed that the volume of the proposed dwellings would be 223m³ which would represent an increase of 19.9% over the approved subdivision scheme.

Consequently, the revised scheme accords with criterion ii of Policy OC1.

- iii. where the existing building makes a particular positive contribution to the character of an area the replacement building would make an equal or enhanced contribution to the character of that area;*

The existing semi-detached, 1970s dwelling, which is flanked by flat roof extension to the east, and an uPVC conservatory with blockwork walls, is not considered to make a particular positive contribution to the character of an area.

The originally proposed single storey, flat roof dwellings were not considered to be of high architectural merit or to achieve innovative design given the basic and rudimentary forms proposed; the revised scheme incorporates pitched roofs with a flat roof element. Due to the limited volume available to the scheme, as constrained under Policy OC1, flat roofs feature to the rear of both units.

The revised scheme must be considered in relation to the surrounding built form and the existing building at the site, and in the context of the architectural quality of that dwelling, taking into account the low pitched roof and the mix of a single storey uPVC conservatory to the west, and flat roof extensions to the north and east. This leads to the conclusion that on balance and in this context, whilst the proposed design is basic and lacks mitigating details, the harm caused to the character of the area would not be so substantial as to reasonably justify refusal.

The alteration to the wall finishes, omitting the cladding for a traditional render, will help to assimilate the development into its surroundings and will be similar to other building materials used on other properties in the wider area. Whilst simplistic, the application of a rendered exterior is acceptable under Policy.

It is necessary and reasonable to condition aspects of the proposal, including the sustainable design measures and landscaping, such as the earth bank and planting.

The agent has also set out in their covering letter that it is their intention to submit a planning application in the future to incorporate pitched roofs for both dwellings. These works were previously refused, due to the conflict with the requirements of Policy OC1. Any future application would be assessed on its own individual merits and would be determined without prejudice and cannot have any bearing on the determination of this application.

- iv. *it can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design;*

The agent has set out in their letter, which was received on 25th March 2026, that the replacement dwellings have incorporated sustainable design measures such as water management, improved U-values, alternative energies, heat barriers, solar gain, surface water consideration, solar panels on the roof, electric charging points, bike storage, and use of durable materials.

Although not required by policy, the application has been accompanied by a brief Waste Management Plan of which suggests how waste associated with the development process is to be minimised, how existing materials on site are to be reused on or off site, and how residual waste will be dealt with.

- v. *it can be demonstrated that the new building can be constructed in such a way as to not have any increased adverse impacts on the character or openness of an area;*

The replacement dwellings respect the forward building line of properties fronting onto Grand Douit Road, and the scale of the proposed dwellings would not exceed those found in the wider area. While some concerns are raised over the basic design proposed and limited scale relative to other dwellings in the wider area, these concerns would not be so substantial to justify refusal as the dwellings would 'not have any increased impacts on the character or openness of the area'.

As set out in application ref: FULL/2025/1746, while it is recognised that *"the views from the road towards the rear of the site will diminish due to the siting of the development, the extent of the site's existing contribution to the openness of the surrounding area is limited. Consequently, the siting of the dwellings would not cause undue harm to the openness of the surrounding area."*

It is also acknowledged that the access track, approved under FULL/2025/1272, that serves the agricultural land to the rear of the site, will be made narrower as part of this application. Whilst this may cause concerns in other cases, given that the land to the rear of the site is limited in terms of its size following a change of use of land associated with a neighbouring property a number of years ago, a pedestrian sized access track is considered acceptable in this case in order to manage and maintain the agricultural land appropriately. Full details of this aspect of the development should be controlled through condition as the accessibility of the pedestrian track and relationship to features to the front of the property is not clear.

- vi. *it can be demonstrated that the new building can be constructed in such a way as to not have any increased impacts on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area.*

Due to the scale and orientation of the development and proximity to neighbouring boundaries and properties, the proposal would also not result in overshadowing, loss of privacy or have an overbearing effect on the amenities of neighbouring residents.

The design of the new dwellings and the impact of the development on the character and appearance of the area:

As set out above, the design of the proposed dwellings is acceptable and will not cause unacceptable harm on the character and appearance of the surrounding area. The application achieves compliance with Policy GP8 and GP9 in that the proposal achieves an acceptable standard of design, demonstrates the most effective and efficient use of the land whilst aligning with the requirements of Policy OC1, respects the character of the local built environment and landscape, achieves an acceptable level of amenity for the occupiers of the proposed dwellings in light of daylight, sunlight and private amenity space, provides appropriate hard and soft landscaping, and demonstrates accessibility to and within the buildings for people of all ages and abilities, provides flexible and adaptable accommodation over time, and also takes into account energy and resources, its location, orientation, form of construction, and its resilience to climate change.

The impact of the development on the amenity of people living in the area, including the residents of the existing and new houses:

The impact of the development on neighbour amenity is set out in 'criterion vi' Policy OC1.

Whether the proposed vehicle access point is acceptable and would not negatively impact on highway safety or cause traffic management issues

As set out in application ref: FULL/2025/1746:

Grand Douit Road is recognised as a Neighbourhood Road and therefore typically experiences low traffic speeds and volumes.

The blocking up of the existing access point and creating a centralised access point to serve both dwellings is supported, in principle. Sufficient space exists to the front of the dwellings to turn a vehicle and egress from the site in forward gear. The proposal incorporates a low earth bank and vegetation. Whilst the low earth bank respects the boundary treatment found elsewhere in the surrounding area, the sightlines towards oncoming traffic (approaching from the west) could be affected by the siting of vegetation. It is recognised

that this issue could be addressed through a landscaping condition should the application be supported.

3 - General material considerations set out in the General Provisions Ordinance.

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.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on protected trees, buildings or sites.

Conclusion

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.

Date: 09/07/26