

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: Remove hedge, erect wall to south-west (roadside) elevation.

LOCATION: La Maison Haute, Rue Des Eturs, Castel.

APPLICANT: Mr & Mrs G Cooper

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: 14/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 31/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Mark Frampton & Co Ltd: 2026/655/11A.

Application Ref: FULL/2026/0600

Property Ref: D007320000

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 hereby approved shall be fully completed in accordance with the approved plans within three months of the roadside hedge having been removed unless otherwise agreed in writing by the Authority.

Reason - In the interests of visual amenity.

5. This permission does not infer any consent for the removal of any part of the roadside earthbank at the property presently known as La Maison Haute.

Reason - For the avoidance of doubt.

Expiry Date: This permission will cease to have effect on 13/05/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. Measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works.

Your attention is drawn to condition 4 of FULL/2025/0022 which requires the existing vehicular access to be gated within 4 weeks of the formation of the approved second access at La Maison Haute. At the time of the recent officer site visit the approved gates were not installed which could result in a breach of planning control. It is recommended that this matter is addressed as soon as possible, by 12/06/2026, otherwise the matter may be referred to Planning Enforcement.

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/2026/0600
Property Ref: D007320000
Valid date: 31/03/2026
Location: La Maison Haute Rue Des Eturs Castel Guernsey GY5 7DX
Proposal: Remove hedge, erect wall to south-west (roadside) elevation.

Applicant: Mr & Mrs G Cooper

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. The roadside wall hereby approved shall be fully completed in accordance with the approved plans within three months of the roadside hedge having been removed unless otherwise agreed in writing by the Authority.

Reason - In the interests of visual amenity.

5. This permission does not infer any consent for the removal of any part of the roadside earthbank at the property presently known as La Maison Haute.

Reason - For the avoidance of doubt.

INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. Measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works.

Your attention is drawn to condition 4 of FULL/2025/0022 which requires the existing vehicular access to be gated within 4 weeks of the formation of the approved second access at La Maison Haute. At the time of the recent officer site visit the approved gates were not installed which could result in a breach of planning control. It is recommended that this matter is addressed as soon as possible, by 12/06/2026, otherwise the matter may be referred to Planning Enforcement.

OFFICER'S REPORT

Brief Description of the site:

La Maison Haute, Rue Des Eturs is a detached dwelling situated to the north of the road, with open and undeveloped land, used for grazing horses to the east. A scattering of residential properties exist to the south of the road, on the junction with Rue A Gots.

The dwelling is two-storeys in height with decorative pitched roof dormers in the front roofslope. A subservient, one and a half-storey extension/wing with a dormer is situated to the east of the dwelling whilst a lean-to conservatory is situated to the west.

Vehicular access serving the site is located to the immediate west of the dwelling with an area of hardstanding for parking and turning located in the west side garden of the property. An existing, low outbuilding is situated behind established landscaping on the site, north of the existing parking area. The roadside boundary is marked by an earthbank with timber fence behind and, closer to the house and parking area, mature hedgerow. Work has commenced on site in relation to the outbuilding approved in 2025.

The site is located Outside of the Centres as designated in the Island Development Plan. The site falls within the Upland, Escarpment Landscape character in Annex V of the IDP. The Inland Scarp is noted as having been affected by development and although there is little actual woodland the combined effect of garden and hedgerow trees creates an impression of woodland (from a distance).

Relevant History:

FULL/2025/0022 - Demolish shed, erect one and a half storey outbuilding, erect retaining wall and gates to existing vehicular access and form new vehicular access to northwest of the proposed outbuilding - granted

- 4. Within four weeks of the new access being formed the timber gates hereby approved shall be installed to the existing vehicular access.*
- 5. Within four weeks of the new access being formed the end of the new opening shall be finished in accordance with the details shown on the approved drawing.*

FULL/2022/0302 - Erect fence to south-west boundary – granted

Existing Use(s):

01 dwellinghouse

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:

GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development
GP13: Householder Development
IP9: Highway Safety, Accessibility and Capacity

Annex V: Landscape Character

Representation:

One letter of representation has been submitted commenting on the application and raising the following points:

- There appears to be a discrepancy with the application form (states no trees/hedges to be lost) and the summary (to remove an earthbank and hedge)
- Any loss of hedging or earthbanks will result in the loss of biodiversity as Guernsey earthbanks can often support a wide range of native plants and provide habitat for many insects including many pollinators (e.g. mining bees)
- Although only a small area the cumulative result of such actions island wide are large
- Building a granite wall will urbanise this area

Conclusion/Brief comment:

The application relates to the removal of the existing roadside hedge at La Maison Haute and its replacement with a granite wall. This is shown to be set behind the roadside bank c1.6m high front the roadside and c1.8m within the site. The submission notes that this will match the existing wall to the southeast of the vehicular access in order to appear as a continuation of that wall, as far as the gable end of the approved outbuilding.

The submitted drawings include details of the approved vehicular access and outbuilding, neither of which are relevant to the current proposals.

Notwithstanding the discrepancy on the application form regarding the removal of a hedge the drawings clearly show, as does the description of development given by the Planning Service, that the scheme does include the removal of a hedge. The description of development did, however, also refer to the removal of the roadside bank which is actually indicated to be retained on the submitted drawings. The description of development has been amended accordingly.

It should also be noted that there is no current control over the impact of the removal of hedgerow and its impact on biodiversity.

To the front of the dwelling is an existing, c 1.5m high, granite wall whilst to the west of the existing vehicular access is hedgerow and 1.8m high fencing set inside that hedge. Opposite, to the south, is a mature hedge whilst to the east of the site walls, or walls in combination with a hedge feature. Although it is noted that boundary treatments south/west of the site take the form of hedgerows Policy GP1 sets out that development will be supported where it does not result in the unacceptable loss of specific distinctive features that contribute to the wider landscape character and distinctiveness of the area. The evergreen hedge itself is not considered to be a distinctive feature of the area and the removal of a short section of hedgerow along the roadside domestic garden of this property would not result in unacceptable harm to the wider landscape character.

Although the Annex is silent on features such as boundary walls this does not mean that they are not present, as is apparent from the site and its immediate

surroundings so the introduction of a granite wall will still respect the landscape character type within which it would be set.

The materials and finish of the proposed wall represent a good standard of design that respects the character of the local built environment. The height of the wall is not considered to detract from the character of the area and nor will the works result in harm to the amenities of surrounding residential neighbours. It is also noted that hedgerow is to be retained alongside the southern end of the approved garage, with planting also shown either side of the previously approved access, in addition to the hedgerow that has been planted outside the fencing to the west (as per FULL/2022/0302).

The existing access to the east of the proposed wall is narrow with a high wall to one side and pillar and high hedge to the other. The access has poor visibility and a mirror installed to assist with access/egress. Through the grant of the 2025 scheme a new vehicular access was proposed, and has been formed, with the intention of the existing access becoming secondary with occasional use only. The proposed wall, set back behind the existing earthbank will not represent a worsening in the existing access arrangements. It is noted that the gates as required by condition 4 of the 2025 permission have yet to be installed. This can be highlighted as part of this decision, with the matter referred to Planning Enforcement if necessary.

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.

In view of the above it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 12/05/2026

