

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Demolish section of roadside wall and railing to widen vehicle access, demolish and create new planter, and extend hardstanding (Protected Building).

LOCATION: Sura House, Candie Road, St. Peter Port.

APPLICANT: Mr D Sherriffs

I refer to the application referred to below received as valid on 06/05/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 03/08/2026

Drawing Nos: Torode Architecture: 6373-01C.

Application Ref: FULL/2026/0676

Property Ref: A113910000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. The demolition of a section of the roadside wall, railings and pillars to widen the vehicular access to the front (north) of the property would have a significant detrimental effect on the setting of the Protected Building and the character and appearance of the Conservation Area, contrary to Policies GP4 and GP5 of the adopted Island Development Plan.

OTHER REMARKS:-

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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2026/0676
Property Ref: A113910000
Valid date: 06/05/2026
Location: Sura House Candie Road St. Peter Port Guernsey
Proposal: Demolish section of roadside wall and railing to widen vehicle access, demolish and create new planter, and extend hardstanding (Protected Building).
Applicant: Mr D Sherriffs

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The demolition of a section of the roadside wall, railings and pillars to widen the vehicular access to the front (north) of the property would have a significant detrimental effect on the setting of the Protected Building and the character and appearance of the Conservation Area, contrary to Policies GP4 and GP5 of the adopted Island Development Plan.

OFFICER'S REPORT

Site Description:

The application site comprises a semi-detached property which is located to the south of Candie Road. The property is a Protected Building. The roadside wall, railings and pillars are not included within the listing of the building.

Retrospective permission was granted in 2019 to remove a section of roadside wall and railings to increase the width of the vehicular access and replace the railings.

The application has not been supported by a Statement of Significance which should set out an impact assessment for the proposed works.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/0307	Demolish extension and planter, erect single storey extension and pergola to south-west (rear) elevation, erect bike store and install hardstanding to front of property (Protected Building).	Granted	2025

FULL/2024/2031	Alterations to fenestration to south-west (rear) of property and internal works, install replacement hardstanding (Protected Building).	Granted	2024
FULL/2023/1239	Demolish extension, erect single storey extension to south (rear) elevation, extend and alter at ground and first floor level to west (side) elevation (Protected Building).	Granted	2023
FULL/2022/0583	Install wall and railings, alter vehicle access and resurface driveway (Protected Building) (retrospective).	Granted	2022
FULL/2019/0924	Erect garden room extension to existing outbuilding to rear of property (protected building).	Granted	2019
FULL/2019/0562	Alterations to fenestration on rear elevation (Retrospective) and erect retaining wall and fence south west of dwelling (Protected Building)	Granted	2019
FULL/2019/0558	Remove section of roadside wall and railings to increase width of vehicular access and replace remaining railings (Protected Building) (Retrospective)	Granted	2019

Existing Use(s):

Residential.

Brief Description of Development:

Planning permission is sought to demolish a section of the roadside wall, pillars and railing in order to widen the vehicular access to the front (north) of the property.

It is also proposed to demolish and alter an existing internal low wall which features the east boundary hedge, and to install a new planter to the front of the property, adjacent to the north-west boundary.

The property is currently served by 4m wide access point. The proposed vehicular access width would be 5.8m wide.

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

- GP1 Landscape Character and Open Land
- GP5 Protected Buildings
- GP4 Conservation Areas
- GP8 Design
- GP9 Sustainable development
- GP13 Householder Development
- IP9 Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

None.

Summary of Issues:

- Whether the proposal would harm the special interest of the protected building, and its setting.
- Whether the proposal would harm the character and appearance of the Conservation Area.
- Whether the functional design is acceptable.
- Whether the proposed vehicle access point 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).**

Legal and Policy context:

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 considered in the assessment of this application.

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

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."

Assessment:

The area in general is characterised by historic buildings, most of which are Georgian. The majority of properties in the surrounding area typically feature landscaped gardens to the front, and their respective boundary treatments also provide a sense of enclosure. These two characteristics, both positively contribute to the Conservation Area.

The setting of Sura House derives in part from its historic presentation within a landscaped front garden partly enclosed from the road. It is regarded that the existing pillars, roadside wall and railings positively contribute to the setting of the protected building, including at the application site and its neighbour 'St Honorine' (A113920000), and are consistent and cohesive within the street scene.

Planning permission has previously been granted retrospectively to remove a section of the roadside wall and railings to increase the width of the vehicular access (FULL/2019/0558). Application ref: FULL/2022/0583 involved centralising the vehicular access point which was approved in 2022.

Whilst previous approvals have altered the degree of enclosure, those changes have retained a level of planting and frontage definition. By removing more of the roadside boundary treatment this would further erode and diminish its relationship and the positive effect it has on the setting of the Protected Building, as well as weakening the sense of enclosure it provides to the street scene. This would in turn have an unacceptable effect on the Conservation Area which is generally characterised by enclosed frontages, formal boundary treatments and landscaped front gardens associated with historic buildings which line Candie Road.

Conclusion:

Overall, it is considered that the negative effect the proposal would have on the Protected Building and Conservation Area would be so substantial that it would outweigh the reasonable aspirations of the property owner. The application conflicts with IDP Policies GP4 and GP5 and with the statutory duties concerning Protected Buildings and Conservation Areas. It is recommended that this application be refused for the above reasons.

Other matters:

It is noted that the proposed planter, including the pre-cast concrete curb would be sited over an existing drain cover, which raises questions over the design and functionality of the scheme. Moreover, cutting back the existing hedge on the east boundary to 400mm deep raises concerns over the hedge's integrity and longevity, and the potential negative effect on the Conservation Area and the protected building's setting, should the hedge

become diseased or die because of the proposed works. Removal of the hedge would in any event constitute development requiring planning permission.

Date: 31/07/2026

