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 and planter and replace hardstanding to parking area (Protected Building) (part retrospective).

LOCATION: Feldspar, Les Grandes Maisons Road, St. Sampson.

APPLICANT: Mr & Mrs L Doherty

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: 31/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/06/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects - 2311 04.101, 03.01B

Application Ref: FULL/2026/0826

Property Ref: B001630000

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.

Expiry Date: This permission will cease to have effect on 30/07/2029 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

Application No:	FULL/2026/0826
Property Ref:	B001630000
Valid date:	08/06/2026
Location:	Feldspar Les Grandes Maisons Road St. Sampson Guernsey GY2 4JH
Proposal:	Remove hedge and planter and replace hardstanding to parking area (Protected Building) (part retrospective).
Applicant:	Mr & Mrs L Doherty

RECOMMENDATION - Grant: Planning Permission with Conditions:

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2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

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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.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Feldspar' is a Victorian detached two and a half storey granite faced dwelling which is set back from and faces northwest onto Les Grandes Maisons Road. It has recently been sub-divided to form two dwellings. There are neighbouring properties to the southwest and southeast and a small terrace of dwellings across the road to the northwest. To the northeast is the St Sampson Church Community Hall. The property is located within the St Sampson Main Centre and is within a Conservation Area as defined in the Island Development Plan. The property is a Protected Building. The whole of the building presently known as 'Feldspar', together with the roadside wall and railings is listed as part of the protection.

Relevant History:

FULL/2024/1337 - Alterations to south-west boundary wall (Protected Building) – Approved August 2024.

FULL/2023/2379 - Subdivide to create 2 dwellings, demolish extension/outbuilding, extend at ground floor and first floor levels to north-east (side) elevation (Protected Building) (Revised Scheme) – Approved February 2024.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

This application is to remove a hedge and planter and replace the hardstanding to the parking area of this Protected Building.

The alterations are required and have been completed in order to satisfy Building Regulations in the interest of highway safety given that the access serves two dwellings. Unfortunately planning permission was not applied for prior to commencing the removal of the hedge which is why in part the application is retrospective.

Although the loss of the planting within this Conservation Area is regrettable, the character of the surrounding area is predominantly defined by boundary walls rather than hedgerows. Vegetation is generally limited to trees, together with a number of on-site hedges and shrubs.

Feldspar's driveway is located on a bend in the road and, as such, it is considered important to keep this area free from planting in order to maintain adequate visibility splays for both the occupiers of the property and other road users. This would assist in safeguarding and enhancing highway safety.

The driveway surfacing material specified will be permeable paving in a colour appropriate to this setting. In this instance and on balance the scheme is considered to achieve a good standard of design, using materials which complement the character of the Conservation area. The scheme would not have a detrimental effect on the character and amenity of the surrounding conservation area, the special interest of the protected building and its setting, nor will it have any impact on either of the immediate neighbours.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:
Grant with Conditions ☑

Date: 28/07/2026