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: Remove section of roadside wall to widen vehicle access, excavate ground levels, erect retaining wall and relocate external steps to extend parking area to north (front) of property.

LOCATION: Hillview, Route De Cobo, L'Aumone, Castel.

APPLICANT: Euan Robert

I refer to the application referred to below received as valid on 19/08/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 18/09/2026

Drawing Nos: Drawing nos. 02A, 04, 05 and proposed block plan

Application Ref: FULL/2026/1142

Property Ref: D01405A000

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 proposed development, if permitted, would result in the removal of the entire roadside boundary at Hillview which would represent an unsightly gap and have a detrimental effect on the enclosure to this part of Route De Cobo and on the character and visual amenity of the area. The development is therefore contrary to Policy GP8 a) and c) of the 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/1142
Property Ref:	D01405A000
Valid date:	19/08/2026
Location:	Hillview Route De Cobo L'Aumone L'Aumone Castel Guernsey GY5 7RX
Proposal:	Remove section of roadside wall to widen vehicle access, excavate ground levels, erect retaining wall and relocate external steps to extend parking area to north (front) of property.
Applicant:	Euan Robert

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The proposed development, if permitted, would result in the removal of the entire roadside boundary at Hillview which would represent an unsightly gap and have a detrimental effect on the enclosure to this part of Route De Cobo and on the character and visual amenity of the area. The development is therefore contrary to Policy GP8 a) and c) of the Island Development Plan.

OFFICER'S REPORT

Site Description:

Hillview (formerly Shangri-La), Route De Cobo is a detached property with pitched roof and gable facing the highway. An existing vehicular access is situated towards the west of the roadside frontage (north boundary) which is c. 6.2m wide and a wall and area of garden is situated adjacent to the east site boundary.

The States properties to the east do not include any vehicular accesses to Route De Cobo and the properties to the immediate east and west of Hillview have well enclosed frontages. A new residential development to the northwest of the site, on the north has a shared, central vehicular access for the pair of properties and maintains a substantial length of roadside wall. A nearby property, also noted through the submission documents, with a vehicular access was granted permission in 2019 and is 4.5m wide with a pillar and element of roadside wall retained.

The property is located in a Local Centre as designated in the Island Development Plan.

Relevant History:

Pre-application advice was sought in this case.

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application proposes to remove a section of roadside wall in order to widen the vehicle access at Hillview with the associated excavation of ground levels in order to extend the parking area to the front of the property with associated works to erect a retaining wall and relocate external steps.

The application has been accompanied by photographs of properties in the vicinity of the application site that have undergone changes in recent years and where new/altered vehicular accesses have been provided and where an extension to the existing doctors surgery has been constructed on a previously open parcel of agricultural land. The examples provided are a mix of commercial and residential properties.

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

GP8: Design
GP9: Sustainable Development
GP13: Householder development
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

Traffic and Highway Services – no objections to the application.

THS reviewed the proposal to widen the existing site access on Route de Cobo from approximately 6m to 9.5m and remove the raised planted area on the eastern side of the entrance.

THS considers that the proposal would improve vehicle manoeuvrability within the site, although only to a certain extent and THS cannot be satisfied (without swept-path analysis/similar) that a representative vehicle would be able to turn within the site and exit square to the carriageway in a forward gear. If this is achievable, visibility measurements taken from a datum point 2m back from the proposed access indicate that sightlines of approximately 30m towards oncoming traffic and 14m towards

approaching traffic could be achieved which is a significant improvement over the visibility that currently exists and THS do not object on road safety grounds.

However, the submitted details do not demonstrate whether a representative vehicle can consistently turn within the site and exit in a forward gear, square to the carriageway. Furthermore, the retention of the western raised planted area continues to constrain achievable visibility splays and further highway safety benefits could be realised through the removal/reduction of boundary features within the visibility splay (90cm).

Whilst the proposal could potentially facilitate additional parking provision and a modest increase in vehicle movements it is considered, on balance, that the proposed access arrangement represents an overall improvement in road safety terms when compared to the existing situation.

Summary of Issues:

The key issue in this case is the effect of the removal of the remainder of the roadside boundary and formation of further hardstanding to provide off-road parking on the character and appearance of the locality.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

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

The application submission has been accompanied by photographs of nearby vehicular accesses. It should be noted that these are a mix between domestic and commercial access points and in the case of commercial sites (petrol filling station and neighbouring doctors' surgery) these will be required to meet different access requirements for their approved use. In terms of other properties in the locality, where these benefit from a vehicular access these have maintained an element of roadside boundary enclosure and none of the examples supplied show an entirely open roadside boundary (i.e. an element of roadside boundary is retained with hardstanding/parking behind it).

As highlighted through the application submission there are a mix of uses in the vicinity of the application site but the predominant character is residential with a mix of walls and hedges enclosing the frontage areas and offering screening of any hardsurfacing. Boundary enclosures are therefore, still a dominant feature. To permit the removal of the entirety of roadside boundary at Hillview would erode that character and could be perceived as setting a precedent for other properties to remove the roadside walls to facilitate parking.

The sense of enclosure contributes to the character and appearance of the area and the scheme to remove the remainder of the roadside boundary would not accord with Island
Development Plan Policy GP8 a) design and c) respecting the character of the local built environment. Although THS have noted benefits to highway safety these would not outweigh the harm that would be caused to the character of the locality.

Policies IP7 and IP9 relate to private car parking and highway safety, accessibility and capacity respectively. Policy IP7 of the Plan relates to the provision of off-road parking for developments with regard to the adopted Supplementary Planning Guidance: Parking Standards and Traffic Impact Assessment (December 2016). The guidance relates primarily to new developments but does identify that although the standards will be expected to be met they are intended as guidance and are not, therefore inflexible. THS have commented on the application and have raised no objections on highway safety or traffic management grounds and accordingly Policy IP9 is met. In terms of parking provision, although the submission may not be clear on this point (additional parking or space to manoeuvre on site), the scheme would comply with IP7 and parking provision which is assessed on a site-by-site basis in Local Centre areas such as this.

The application is recommended for refusal however, due to the impact of the loss of the roadside wall in its entirety in this location.

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

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

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

Date: 16/09/2026