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: Variation to works previously approved to demolish existing building and erect 4 dwellings - Extend and alter porch canopy to north (front) elevation of all 4 units.

LOCATION: Passiflora, Route De Plaisance, St. Pierre Du Bois.

APPLICANT: Passiflora (1989) Limited

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: 15/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Vaudin & Associates: 19-024-54Da, 55D, 56E

Application Ref: FULL/2026/1235

Property Ref: F000010000

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 on or before 09/11/2028.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 10/11/2025, issued under planning application reference FULL/2024/2011, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

Expiry Date: This permission will cease to have effect on 09/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
For the avoidance of doubt, this permission does not confer any consent for the erection of an extension to the south elevation of Unit 1. This forms the subject of a separate application.

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/2026/1235
Property Ref:	F000010000
Valid date:	21/08/2026
Location:	Passiflora Route De Plaisance St. Pierre Du Bois Guernsey GY7 9AA
Proposal:	Variation to works previously approved to demolish existing building and erect 4 dwellings - Extend and alter porch canopy to north (front) elevation of all 4 units.
Applicant:	Passiflora (1989) Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 on or before 09/11/2028.

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 permission hereby granted relates only to the variation specified above. In all

other respects the development shall be carried out in full accordance with the permission dated 10/11/2025, issued under planning application reference FULL/2024/2011, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

INFORMATIVES

For the avoidance of doubt, this permission does not confer any consent for the erection of an extension to the south elevation of Unit 1. This forms the subject of a separate application.

OFFICER'S REPORT

Brief Description of the site:

The application site is located to the south-west of Route de Plaisance and to the north-west of La Rue des Fosses in St Pierre du Bois, Outside of the Centres as designated within the Island Development Plan.

The former building at the site has been demolished and work is underway to construct 4no new dwellinghouses, in accordance with permission granted under FULL/2024/2011.

The site previously included a terrace of four dwellinghouses, located immediately to the south-west of the site, however those dwellinghouses are now in separate ownership. The application site is accessed via a gateway in the south-east boundary, which also provides access to the adjacent dwellinghouses and associated garage. Further dwellinghouses are located to the north-west and south of the application site. The land across the roads to the north and south-east is open agricultural land.

Relevant History:

FULL/2024/2010 Subdivision of existing building to create 5 flats (Use Class 2) and associated works. Approved 11/04/2025

FULL/2024/2011 Demolish existing building, erect 4 dwellings and associated works. Approved 10/11/2025

FULL/2025/0424 Convert and extend building (garage to south of application dwelling) to create dwelling, change of use of agricultural land to domestic garden (1,950sqm) and associated works. Approved 04/09/2025

FULL/2026/0855 Variation to works previously approved to demolish existing building and erect 4 dwellings - Erect single storey extension to east (side) elevation of unit 1. Approved 30/07/2026

Existing Use(s):

Residential development

Assessment: *(Tick as appropriate)*

no representation	X	visual amenity acceptable	X
accords with policy	X	no material neighbour impact	X
within curtilage	X	traffic not affected	X
design acceptable	X		

Policies considered most relevant:

OC1 Housing Outside of the Centres
GP8 Design
GP9 Sustainable Development

Conclusion/Brief comment:

This application seeks approval to vary the previously approved application to allow for the omission of the previously approved porch canopies over the entrance doors to the north-east (front) elevations of the dwellings, and instead to extend the bay window roofs across the front elevations to form covered porch areas.

The proposed alteration is unfortunate, in that it alters the emphasis of the front elevations of the dwellings, however the extent of impact is not such that would warrant refusal of the application.

The submitted plans show the erection of a single storey extension to the south-east elevation of Unit 1, subject to separate application. That application has now been approved (ref FULL/2026/0855), however not in the form indicated on the plans submitted under this application. Approval of this application would not confer any consent for the extension as shown on the submitted plans.

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

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 x

Date: 09/10/2026