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: Demolish existing dwelling and outbuilding, erect replacement dwelling, erect single storey outbuilding/garage/art studio, infill pedestrian access, relocate, alter vehicle access and associated works.

LOCATION: Le Sabord, Calais Road, St. Martin.

APPLICANT: Mr & Mrs Page

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: 12/11/2026

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: Tyrrell Dowinton: 2628/03.01, 03, 04, 05 & 06A.

Application Ref: FULL/2026/1236

Property Ref: J017000000

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. Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the wall. The existing pedestrian gateway shall similarly be closed off using materials and a method of construction which match the remainder of the wall.

Reason - In the interests of visual amenity.

5. The solar panels shall not be installed until details of their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the solar panels have been installed and made operational.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

6. For the avoidance of doubt, this decision permits the proposed outbuilding to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance. It does not permit the creation of a separately occupied annex or an independent dwelling.

Reason - To define the permission for the avoidance of any doubt.

7.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the

development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason - To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 11/11/2029 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. The building is located in an area where bats and birds may be roosting/nesting within both the building and vegetation on the site and 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. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

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/2026/1236
Property Ref:	J017000000
Valid date:	21/08/2026
Location:	Le Sabord Calais Road St. Martin Guernsey GY4 6AR
Proposal:	Demolish existing dwelling and outbuilding, erect replacement dwelling, erect single storey outbuilding/garage/art studio, infill pedestrian access, relocate, alter vehicle access and associated works.
Applicant:	Mr & Mrs Page

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats and birds may be roosting/nesting within both the building and vegetation on the site and measures may therefore need to be taken (including consideration of the timing of

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OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to demolish the existing dwelling and outbuilding and erect a replacement single storey 2 bedroom pitched roof dwelling, a detached single storey pitched roof garage/art studio, infill pedestrian access and relocate and alter vehicle access.

The application site comprises a detached bungalow with detached single garage, dating from the period 1898 to 1938, located Outside of the Centres and the subject of no other designation under the Island Development Plan. The site is flanked by residential properties to the north and south, with another very large dwelling immediately to the east.

Relevant History:

30/12/2020 – FULL/2020/2090 – Permission granted to demolish existing and erect replacement dwelling and detached 2 storey garage/outbuilding, infill pedestrian access and relocate and alter vehicular access.

Existing Use(s):

Residential Use Class 1

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
IP6 - Transport infrastructure and support facilities
IP9 – Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Planning permission was granted for a replacement dwelling with a substantial detached outbuilding in December 2020 (FULL/2020/2090). This current application is for a revised scheme including a more traditional pitched roof design but retaining the overall concept of a detached single storey dwelling with a substantial detached outbuilding.

Proposals for the replacement of existing dwellings on a one for one basis are considered as a form of householder development under the provisions of Policy GP13, which operates a general presumption in favour of such development unless the existing building is of such architectural or historic quality that its retention would be preferred. Policies GP8 and GP13 also provide considerable scope for personal choice on design matters in less-sensitive areas such as this.

In this case the existing dwelling is not considered to warrant retention, and the proposed design, although different to that of the immediate neighbouring properties, represents a good standard that responds to the site's particular constraints and opportunities and would provide flexible and adaptable accommodation for future occupants. It is not considered that the development would give rise to any unacceptably adverse impacts on neighbouring amenity (in terms of overbearing, overshadowing or overlooking impacts), the character of the locality, or highway safety.

The overall size of the detached outbuilding is smaller than that approved under FULL/2020/2090, although due to the reduced size of the proposed dwelling it is larger as a proportion of the proposed dwelling. However, its relationship with the main dwelling is similar to the previously approved scheme and provided that the use of the outbuilding remains ancillary to the dwelling, the proposal accords with Policy GP13.

The application is supported by information that demonstrates how sustainable development principles have informed the design process, in accordance with the requirements of Policy GP9. A Site Waste Management Plan has also been submitted, the implementation of which can be monitored by way of condition.

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.

It is recommended that the application is approved.

Recommendation:
Grant with Conditions ☑

Date: 10/11/2026