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: Erect outbuilding/shed, demolish section of wall and install hardstanding to west of site. Erect wall, fence and gate to west of property.

LOCATION: Camblez Lodge, Queens Road, St. Peter Port.

APPLICANT: Mrs R Osborne-Burns

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: 18/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH: ROB-26-2294-02D

Application Ref: FULL/2026/1270

Property Ref: A30654B006

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.Notwithstanding the details shown on the approved plans, no permission is hereby granted for the installation of the two windows shown in the south-facing elevation of the main dwelling.

Reason - The windows would cause harm to the character and appearance of the surrounding Conservation Area and would be contrary to Policy GP4..

Expiry Date: This permission will cease to have effect on 17/11/2029 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/2026/1270
Property Ref:	A30654B006
Valid date:	27/08/2026
Location:	Camblez Lodge Queens Road St. Peter Port Guernsey GY1 1PS
Proposal:	Erect outbuilding/shed, demolish section of wall and install hardstanding to west of site. Erect wall, fence and gate to west of property.
Applicant:	Mrs R Osborne-Burns

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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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.

4. Notwithstanding the details shown on the approved plans, no permission is

hereby granted for the installation of the two windows shown in the south-facing elevation of the main dwelling.

Reason - The windows would cause harm to the character and appearance of the surrounding Conservation Area and would be contrary to Policy GP4..

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Camblez Lodge' is the small southern annex of Camblez House. The properties are set back from and face west onto Queens Road. The south elevation of Camblez Lodge is directly onto Les Petites Fontaines which runs along the south boundary. There is a Protected Building attached to the north of Camblez House and others across the road to the west. The property is located in the St Peter Port Main Centre and Conservation Area as defined in the Island Development Plan.

Relevant History:

There is no relevant history pertaining to this application.

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 (Setting)
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

Planning permission was initially sought for the installation of two ground-floor windows in the southern elevation, the erection of a shed at the western end of the

southern boundary, the demolition of a section of wall and creation of a hardstanding area to the west of the site, and the erection of a wall, fence and gate to the west of the property to form a private entrance courtyard.

During consideration of the application, concerns were raised regarding the proposed location of the shed and the two windows in the southern elevation facing Les Petites Fontaines. In its original position, the shed was located close to the road, adjacent to the northern side of the roadside property (which is outside of the application site) situated in the south-west corner of the site. Although the submitted plans showed planting intended to screen the structure, such planting cannot be relied upon to provide permanent screening. Without it, the shed would be highly visible in a prominent location within the Conservation Area, resulting in unacceptable harm to its character and appearance.

The application was subsequently deferred, and revised drawings have been submitted. These relocate the shed to the east of the roadside property, significantly further from the road and deeper within the site. In this revised position, the shed will be less visible and is not considered to harm the character or appearance of the Conservation Area.

The proposed windows in the southern elevation of the main building are, however, considered unacceptable. Les Petites Fontaines is characterised by a narrow lane enclosed by largely uninterrupted granite walls on both sides, which make a significant contribution to the special character of this part of the Conservation Area. Introducing openings into this otherwise unbroken wall would fail to conserve or enhance its special architectural and historic qualities. The applicant's agent has agreed to omit these windows from the proposal, and this can be secured by condition.

The proposed front wall and gate, which would create the entrance courtyard, have previously been approved but were not implemented. As there are no changes to this element of the scheme, it is considered to remain compliant with policy.

Overall, the revised proposal is considered to achieve a good standard of design and to utilise materials that complement the existing building. The development will provide adequate levels of daylight and sunlight and will offer more flexible and adaptable accommodation for the occupants.

The scale and massing of the proposal are not considered to have a detrimental impact on the character or appearance of the Conservation Area, nor would they adversely affect the amenities of neighbouring properties. Furthermore, the settings of nearby Protected Buildings would remain unaffected.

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: 18/11/2026