

**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:** Change of use of wing of dwelling to self-catering unit (Visitor Accommodation Use Class 8).

**LOCATION:** La Villette Farm, La Villette Road, St. Martin.

**APPLICANT:** Mr & Mrs P Langlois

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:** 07/07/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/06/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Paul Langlois Architects: 2300/01

**Application Ref:** FULL/2023/0934

**Property Ref:** J010340000

**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.The use hereby permitted shall be operated only by the occupants of the adjoining dwelling currently known as La Villette Farm and, should the approved use cease, the building shall revert to accommodation ancillary and incidental to the residential use of that dwelling under Residential Use Class 1 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Taking into account the siting and relationship of the barn to the existing dwelling, the independent operation of the visitor use would likely raise amenity issues.

**Expiry Date: This permission will cease to have effect on 06/07/2026 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

Planning permission is hereby granted for the use of the building as self-catering holiday accommodation (Visitor Economy Use Class 8). Whilst the accommodation can be used for winter lets outside of the tourist holiday season, between 1st November and 31st March each year, any use as a winter let must cease by the 31st March and the accommodation made ready and available for use as self-catering holiday accommodation between 1st April to 31st October each year.

Further information about the use of tourist accommodation for winter lets can be found on the Planning Service website: <https://gov.gg/needpermission>

**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](http://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](mailto: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



**PLANNING APPLICATION REPORT**

**Application No:** FULL/2023/0934  
**Property Ref:** J010340000  
**Valid date:** 08/06/2023  
**Location:** La Villette Farm La Villette Road St. Martin Guernsey GY4 6QQ  
**Proposal:** Change of use of wing of dwelling to self-catering unit (Visitor Accommodation Use Class 8).  
  
**Applicant:** Mr & Mrs P Langlois

**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.

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Reason - Taking into account the siting and relationship of the barn to the existing dwelling, the independent operation of the visitor use would likely raise amenity issues.

## **INFORMATIVES**

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## **OFFICER'S REPORT**

### **Brief Description of the site:**

Planning permission is requested for the change of use of a wing of the dwelling to a self-catering unit (Visitor Accommodation Use Class 8).

La Villette Farm, Rue De La Villette is a farmhouse that has been extended and altered to the rear. The farmhouse has a granite exterior with a glazed link element between the west and east buildings. The driveway serving the property is located to the south of the dwelling and an outbuilding exists adjacent to the southern site boundary.

The site is located Outside of the Centres and within an Archaeological Area. The farmhouse and outbuilding are both Protected Buildings.

### **Relevant History:**

18/07/2017 – FULL/2017/1388 – Permission granted to re-roof detached garage and install three rooflights, rebuild garage walls (north and west elevations) above

proposed bi-folding doors (north elevation) and internal alterations (Protected Building).

**Existing Use(s):**

Residential use class 1: dwelling house

**Assessment:** *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

|   |
|---|
| ✓ |
| ✓ |
| ✓ |
| ✓ |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|   |
|---|
| ✓ |
| ✓ |
| ✓ |

**Policies considered most relevant:**

OC8(A) - Visitor Accommodation Outside of the Centres - New, Extension, Alteration or Redevelopment of Existing Uses

GP5 – Protected Buildings

GP8 - Design

**Conclusion/Brief comment:**

The existing wing provides habitable accommodation ancillary to the dwelling, it still provides a useful function for the existing dwelling and the building is therefore not redundant. However, new visitor accommodation is supported where it is created through the change of use of existing buildings and not just the conversion of redundant buildings, therefore the principle of the development is supported under Policy OC8(A).

No external or internal alterations to the building or surrounding land are proposed and sufficient parking would be available for both the dwelling and the self-catering unit. The use would be small scale and low key, appropriate to the character of the location. The proposal would therefore have no adverse impact on the openness and landscape character of the area or the special interest of the protected building.

There is no reason to believe that the change of use would result in a significant intensification of use of the existing access.

The use of the wing as a self-catering unit is similar to a domestic use and the proposal would have no adverse effects on the amenities of neighbouring residents.

Given its siting and relationship with the main dwelling, it would not be appropriate for the visitor accommodation unit to be operated independently of the dwelling, the operation of the unit can be controlled by condition.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (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:** 06/07/2023