

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: Alterations to domestic outbuilding/barn.

LOCATION: Maison De Bas, Maison De Bas Road, Vale.

APPLICANT: Mr R Anderson

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: 10/02/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7513-03 B1, B2, B3

Application Ref: FULL/2025/0001

Property Ref: C010840000

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.

Expiry Date: This permission will cease to have effect on 10/02/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, the outbuilding may be used only for purposes that are incidental to the principal dwelling presently known as Maison De Bas. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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 birds and bats may be roosting or nesting 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 a preliminary roost assessment and breeding bird survey is undertaken by a suitably qualified ecologist prior to works so to avoid potential breaches to the Animal Welfare Ordinance. The results of these surveys can also be used to inform whether further mitigation measures should be included within the design of the new accommodation.

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



PLANNING APPLICATION REPORT

Application No: FULL/2025/0001
Property Ref: C010840000
Valid date: 09/01/2025
Location: Maison De Bas Maison De Bas Road Vale Guernsey GY3 5HG
Proposal: Alterations to domestic outbuilding/barn.

Applicant: Mr R Anderson

RECOMMENDATION - Grant: Planning Permission with Conditions:

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.

For the avoidance of doubt, the outbuilding may be used only for purposes that are incidental to the principal dwelling presently known as Maison De Bas. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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 birds and bats may be roosting or nesting 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 a preliminary roost assessment and breeding bird survey is undertaken by a suitably qualified ecologist prior to works so to avoid potential breaches to the Animal Welfare Ordinance. The results of these surveys can also be used to inform whether further mitigation measures should be included within the design of the new accommodation.

OFFICER'S REPORT

Brief Description of the site:

Maison De Bas, Maison De Bas Road is a detached two storey dwelling with double piled roof and dormers in the southeast roofslope. Residential development is situated tight to the northeast site boundary and in the adjacent roads to the south, east, and north of the site and beyond the site to the west/southwest.

The outbuilding is situated along the northwest site boundary and forms the northern site corner. It comprises two elements, a taller pitched roof building with slate roof previously PVCu first floor windows and a stable style door existed but at the time of the officer site visit these had been removed and the openings were boarded. Externally accessible granite steps lead up under the roof of the subservient, pantile roof section to the northeast which has timber multi-pane windows and timber doors.

The site is located Outside of the Centres as designated in the Island Development Plan. A protected building is situated to the west of the outbuilding.

Relevant History:

None recent and relating to the outbuilding

Existing Use(s):

Residential

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:

GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Consultation:

Agriculture, Countryside and Land Management Services - wish to highlight the potential for the redundant barn that is proposed to be converted into accommodation at Maison De Bas, Vale to support nesting birds and roosting bats. From analysis of aerial photography, it appears that the roof is constructed with pantiles and does appear to have been altered for over 10 years. This provides an opportunity for the roof to be used by roosting bats and birds that rely on built structures.

ACLMS recommend that a preliminary roost assessment and breeding bird survey is undertaken by a suitably qualified ecologist prior to works to ensure that there are no roosting bats or nesting birds within the building and so to avoid potential breaches to the Animal Welfare Law. The results of these surveys can also be used to inform whether further mitigation measures should be included within the design of the new accommodation to ensure that there is a net enhancement in biodiversity. We would recommend that a suitably worded condition or advisory be included with any planning consents, should permission be granted.

Conclusion/Brief comment:

As stated on the planning application form and within the covering letter that accompanies the application, planning permission is sought to convert and alter the existing outbuilding at the site to ancillary living accommodation, incidental to and associated with the main dwelling.

The use of the domestic outbuilding as ancillary living accommodation does not require permission. Permission is therefore sought to alter fenestration in connection with the proposed incidental use.

Notwithstanding the above, the resultant accommodation would be of a size that could provide the level of accommodation required for day to day living as a separate residential unit which would require different policy considerations and

would be precluded in an Outside of Centre location such as this. In support of the application the applicant's agent by letter (dated 06/01/2025) has confirmed that the accommodation will be used for a purpose ancillary to the main use of the dwelling house, for visiting family/friends but also to offer futureproofing for occupiers in terms of offering ancillary accommodation for carers if needed. All services are to be supplied by the main house and amenity space, parking and highway access will remain unchanged and be shared.

In addition, the relationship between the principal dwelling and the outbuilding would not enable the site to be easily subdivided without compromising the amenities of occupiers both the outbuilding and the principal dwelling. Sufficient information has therefore been provided to demonstrate that the proposal will be used for ancillary domestic purpose and would not engage other planning policy considerations.

The introduction of French doors to the gable end into the shared garden area represents a minor change to the building that represents a good standard of design that respects the character of the local built environment.

The proposals will offer more flexible and adaptable accommodation to meet the needs of the occupiers of Maison De Bas and makes good use of an underutilised building.

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: 07/02/2025

