

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 from Self-Catering Unit/Visitor Accommodation (Use Class 8) to a dwelling (Use Class 1).

LOCATION: Bonheur, Rue De La Ronde Cheminee, Castel.

APPLICANT: Mr & Mrs S & M De La Mare

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: 13/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arctech - SD-17-850-01 and shed details

Application Ref: FULL/2025/0132

Property Ref: D01866A000

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 12/03/2028 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



PLANNING APPLICATION REPORT

Application No: FULL/2025/0132
Property Ref: D01866A000
Valid date: 07/02/2025
Location: Bonheur Rue De La Ronde Cheminee Castel Guernsey GY5 7GE
Proposal: Change of use from Self-Catering Unit/Visitor Accommodation (Use Class 8) to a dwelling (Use Class 1).

Applicant: Mr & Mrs S & M De La Mare

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.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached residential bungalow situated to the south of Rue De La Ronde Cheminee. Within the site to the east of the main dwelling is a building currently used as a dog grooming business. To the west of the dwelling is an attached extension which has been used as holiday accommodation since permission was granted in 2017. It is this part of the building to which the application relates.

Surrounding the site the area comprises residential properties of mixed building types and design.

The application relates to the change of use of the self-catering visitor accommodation to a dwelling. The submission outlines that although the holiday accommodation has been successful challenges associated with travel to the island has impacted bookings, including last minute cancellations.

The application site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

Pre-application advice was sought in this case.

FULL/2017/2116	Change of Use of dower unit to holiday accommodation.	Granted 05/10/2017
FULL/2017/1361	Sub-divide dwelling to convert dower unit to a separate unit of accommodation.	Granted 14/07/2017
FULL/2013/0564	Increase height of existing garage and convert to a dog grooming parlour.	Granted 30/04/2013
FULL/2012/2705	Erect single storey extension to side (east) of property	Granted 04/10/2012
FULL/2010/0249	Erect two extensions on south elevation and alterations to form dower unit.	Granted 12/03/2010

Existing Use(s):

05 homebased business

08 self-catering/non-serviced visitor accommodation

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

OC8(C): Visitor Accommodation Outside of the Centres - Change of Use

OC1: Housing Outside of the Centres

GP16(A): Conversion of Redundant Buildings

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

The IDP provides scope for the change of use away from a single unit of visitor accommodation however it is clear that new units of residential accommodation may only be supported where they are formed either through the subdivision of an existing dwelling or the conversion of a redundant building. The accommodation does not form part of an existing dwelling and so the subdivision criteria do not apply.

The proposal must therefore be considered as the conversion of a redundant building. The applicant

An assessment of the accommodation as a unit of residential accommodation was undertaken in 2017 (see history above) and there have been no changes in the policies against which an application would be assessed.

The area surrounding the site comprises residential dwellings of mixed building types, style and design. The resultant development is of a scale that would be compatible with the character and amenity of the surrounding area.

The area surrounding the site comprises residential dwellings of mixed building types, style and design. The resultant development is of a scale that would be compatible with the character and amenity of the surrounding area. The development as proposed will provide a satisfactory living environment in terms of the standard/amount of accommodation and the private amenity space to be provided for both the proposed and existing accommodation. No extensions are proposed to the existing building.

Sufficient separate car parking has been provided for both units in accordance with the guidance set out in Supplementary Guidance: Parking Standards and Traffic Impact Assessment and the proposal therefore complies with Policy IP7 of the IDP. The existing access arrangements will be used for both properties and the proposal would therefore not negatively impact on highway safety. The submission also makes reference to the provision of a shed for cycle storage in order to address the aims of Policy IP6, this was present on site.

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.

In view of the above it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 13/03/2025

