

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 Les Fries Barn from Self Catering Unit (Use Class 8) to residential flat (Use Class 2) (Protected Building).

LOCATION: Les Fries, Ruelle De Fries, Castel.

APPLICANT: Mrs S Taylor

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: 25/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Layout Plan, Ground Floor Plan, First Floor Plan, Attic Plan (all date stamped 18/02/2025) & Rear Elevation Plan (date stamped 03/02/2025).

Application Ref: FULL/2025/0189

Property Ref: D012870000

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 24/07/2028 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/2025/0189
Property Ref: D012870000
Valid date: 18/02/2025
Location: Les Fries Ruelle De Fries Castel Guernsey GY5 7PW
Proposal: Change of use of Les Fries Barn from Self Catering Unit (Use Class 8) to residential flat (Use Class 2) (Protected Building).
Applicant: Mrs S Taylor

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).

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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.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to change the use of an attached barn from a self-catering unit to a 2 bedroom residential flat (Residential use class 2). The proposal would result in the creation of a separate independent dwelling.

The application property comprises a large detached farmhouse and attached converted barn (the self-catering unit which is the subject of this application), with a detached outbuilding to the east and set within large gardens, with agricultural fields under the same ownership to the east and west. The whole of the farmhouse and attached converted barn is a protected building. The property is located Outside of the Centres under the Island Development Plan.

Relevant History:

19/05/2017 – FULL/2017/0673 – Permission granted to erect new oak framed outbuilding to create a self-catering unit and garage, install new air source heat pump and reposition oil tanks.

08/08/1996 – PAPP/1996/2510 – Permission granted for the conversion of barn to provide self-catering unit.

Existing Use(s):

Residential Use Class 1

Visitor Economy Use Class 7: Non-serviced visitor accommodation

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:

Policy OC1: Housing Outside of the Centres

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

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP16(A): Conversion of Redundant Buildings

Policy IP6: Transport infrastructure and support facilities

Policy IP7: Private and Communal Car Parking

Conclusion/Brief comment:

The proposed loss of visitor accommodation would principally be considered under Policy OC8(C). The preceding explanation to Policy OC8 sets out that previously there has been a process of rationalisation of the Island's stock of visitor accommodation which has been successful in stimulating investment and establishing a sustainable level of accommodation. However, in order to ensure that the Island retains a sufficient level of accommodation to support the visitor economy, to meet forecast demand and to ensure a range of types of accommodation, there will be a need to resist the further loss of visitor accommodation establishments other than in exceptional circumstances or where the operation of an establishment is not financially viable.

There is an exception to the above approach under Policy OC8(C) for small self-catering units (less than 3 self-catering units) or guest accommodation (less than 6 bed spaces) establishments that have been created within a dwelling or within the curtilage of a dwelling and where the entire site is capable of being converted back to a single dwelling. The intention of this exception is to prevent operators of small visitor accommodation businesses from having to leave their home when the business ceases to operate.

The application relates to a small self-catering unit establishment (in that there are less than 3 self-catering units on the site) however the proposal would not result in the building being converted back to form part of a single dwelling but would instead provide an additional self-contained dwelling. As a result, the proposal does not fully meet the exception to Policy OC8(C). However, the applicant has made a written request for the application to be considered as a minor departure from Policy OC8(C).

The site is located Outside of the Centres as defined in the Island Development Plan. Opportunities for new housing in such areas are limited to the subdivision of existing dwellings or the conversion of redundant buildings (Policy OC1). The erection of new build housing is not permitted. In principle, Policy OC1 makes provision for the conversion of redundant buildings Outside of the Centres where the development accords with Policy GP16(A).

Although the building could technically still be used as a self-catering unit, as set out above, Policy OC8(C) supports the loss of small self-catering units (less than 3 self-catering units) establishments and it is agreed that the proposal can be considered as a minor departure from the exceptions part of Policy OC8(C). On this basis it has been demonstrated that the building is no longer required as a self-catering unit.

The building appears to be in good condition and there is no reason to suggest that the building is not of sound and substantial construction. No internal or external alterations to the building are proposed and the use of the building as a separate dwelling would have no adverse effects on the special interest of the protected

building. The conversion of the building to a separate residential dwelling accords with Policy GP16(A).

The internal accommodation for the proposed dwelling substantially exceeds minimum Guernsey Technical space standards. The dwelling is dual aspect and would have adequate daylight, sunlight and outlook. Existing planting between the rear gardens could provide adequate privacy for the proposed and existing dwellings. The private outdoor space is adequate in size and quality for the size and nature of the dwelling that it would serve. The proposal to share some utilities with the main dwelling is unusual for an independent dwelling but further separation of facilities could be undertaken if desired in future without the need for planning permission. Overall, the proposed dwelling would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

The on-site parking provision is adequate for the size of the dwelling in this location. There is sufficient external space to provide secure and covered bicycle storage. The car and the potential for bicycle parking provision is adequate for this Outside of Centres location and it accords with Policies IP6, IP7 and the Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance.

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: 09/07/2025