

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 1.5 storey extension with link to south (rear) elevation, install rooflight to north (front) elevation and internal alterations (Protected Building) (Part Retrospective).

LOCATION: Albecq Farm, Retot Lane, Castel.

APPLICANT: Mr P Crowson

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: 18/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7487-08 B1, B2, B3A, B4, B5

Application Ref: FULL/2025/0406

Property Ref: D010930000

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 vertical timber cladding shall not be used on the exterior of the hereby approved extension until a finished sample of such material has been submitted to and agreed by the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - In the interests of visual amenity and to respect the special interest of the protecting building.

Expiry Date: This permission will cease to have effect on 17/08/2028 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/2025/0406
Property Ref: D010930000
Valid date: 06/05/2025
Location: Albecq Farm Retot Lane Castel Guernsey GY5 7EG
Proposal: Erect 1.5 storey extension with link to south (rear) elevation, install rooflight to north (front) elevation and internal alterations (Protected Building) (Part Retrospective).

Applicant: Mr P Crowson

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.

4. The vertical timber cladding shall not be used on the exterior of the hereby approved extension until a finished sample of such material has been submitted to and agreed by the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - In the interests of visual amenity and to respect the special interest of the protecting building.

OFFICER'S REPORT

Site Description:

The property known as 'Albecq Farm' comprises a two storey, 15th century farmhouse with 19th century barns attached at either end of the building. The property features an original façade and a tourelle to the rear. The property is a Protected Building. The whole of the exterior of the main house and attached barns together with the roadside walls are protected. The interior of the building is excluded.

The dwelling faces onto Retot Lane, with the road winding around the east gable of the property. The glasshouse that once stood to the rear (south-west corner) of the property has been cleared from the site.

The property is located Outside of the Centres as defined in the Island Development Plan.

Planning permission was granted in 2021 to demolish pig styles to the rear of the property and erect a single storey flat roof extension, amongst other works (FULL/2021/2647).

Permission was later granted in 2023 to demolish the pig sties and erect a 1.5 storey extension to the (rear) elevation of the building, under application FULL/2023/0221. The approved ground floor featured a kitchen/dining room, with an internal staircase serving a bedroom and bathroom on the first floor.

Relevant History:

FULL/2025/1027 Cadastre ref: D010930000	Variations to previously approved plans to erect 1.5 storey detached garage/home office (site of Protected Building) - additional dormer window to east (front) elevation, rooflights to west elevation and alterations to fenestration	Pending
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FULL/2024/1920 Cadastre ref: D010930000	Change of use of agricultural land to domestic garden (928sqm) (site of protected building).	Granted
FULL/2024/1511 Cadastre ref: D010930000	Variations to previously approved plans to demolish existing building and outbuilding, erect dwelling with associated works and erect shed to north boundary (revised scheme) - Relocate external staircase to west elevation (rescind Condition 4) and change external material finish to render to east, south and west elevations.	Granted
FULL/2024/1411 Cadastre ref: D010930000	Erect 1.5 storey detached garage/home office (site of Protected Building).	Granted
FULL/2023/1181 Cadastre ref: D010930000	Erect 1.5 storey detached garage/home office and hardstanding to south boundary, and alter vehicle access to east boundary. (Protected Building).	Granted
FULL/2023/0221 Cadastre ref: D010930000	Demolish pig sties, erect 1.5 storey extension and erect wall and gate to south (rear) elevation. (Protected Building).	Granted
FULL/2022/2060 Cadastre ref: D010930000	Demolish pig sties, erect 1.5 storey extension and erect wall and gate to south (rear) elevation (Protected Building).	Withdrawn
FULL/2022/0573 Cadastre ref: D010930000	Install replacement windows and doors. (Protected Building).	Refused
FULL/2021/2647 Cadastre ref: D010930000	Demolish extension and outbuilding, demolish and rebuild chimneys. Erect extension and rooflight to south (rear) elevation, raise lean-to roof and install rooflight to east (side) elevation, install rooflight to north (front) and west (side) elevation and internal alterations, create new vehicle access and parking area to east boundary and block up existing vehicle access to north	Granted
FULL/2021/2454 Cadastre ref: D010930000	Demolish and rebuild chimneys, replace roof covering, install parapet and remove section of render. (Protected Building).	Granted

Existing Use(s):

Residential

Brief Description of Development:

Planning permission is sought to erect a 1.5 storey extension with a link to the south (rear) elevation, install roof lights to the north (front) elevation, and make internal alterations.

The application is in part retrospective as part of the extension has been constructed, and is out of the ground, up to the floor slab level, and 5x (550x980mm, ref: CK04) roof lights have been installed on the front and rear elevation of the eastern wing of the property.

The proposed ground floor of the extension will serve as a living room and principal entrance to the property, and a bedroom at first floor level. The first floor link will serve as a staircase. The proposed extension will be finished in a natural slate roof, natural random granite walls, natural larch cladding, aluminium windows and a larch entrance door.

The application was deferred as concerns were raised over the potential impact on the special interest of the protected building given that a section of the exterior wall at first floor level was proposed to be demolished in order to facilitate the architectural design of the scheme. In response, the agent has reduced the size of the opening in the exterior wall, in attempt to overcome the concerns raised.

The representor has not been notified of these changes as the amendments relate the exterior wall and internal configuration of the proposal, and do not fundamentally alter their reasons for objection.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

The Authority has received representation from one party objecting to the proposal. Grounds for objection principally relate to the following summarised issues:-

- Piecemeal development.
- Unclear over total increase in volume of the footprint of the extension compared to the approved scheme.
- Inappropriate design, layout, scale, siting and materials. Impact on landscape and character and setting of the protected building, and wider open rural land.
- Inappropriate use of materials, larch cladding on extension.

- The proposal does not take into account the new dwelling approved towards the west of the site, and should be included on the drawings. Misleading drawings by not fully disclosing the close proximity and overlooking of the proposed extension and the approved dwelling to the west.
- Overlooking towards 'approved dwelling'. The impact on neighbour amenity has not been considered or evidenced.
- Overlooking towards neighbouring property to the west of the application site from first floor windows/internal staircase.
- Proposed extension will have a detrimental impact on the character and setting of Albecq Farm.

Consultations:

None.

Summary of Issues:

- Whether the extension and alterations would have a detrimental effect on the fabric of the protected building and/or its setting.
- Whether the design, scale, mass, siting, form and materials of the proposed development is acceptable.
- The impact of the development on the character and appearance of the area.
- The impact of the development on neighbour amenity.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

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 a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP.

The proposed development and the approved extension under application FULL/2023/0221 is similar, albeit features a 1st floor link between the proposed extension and the original east wing of the building, and comprises a larger footprint (98.8sqm as opposed to 90sqm under application FULL/2023/0221). The proposed

link is also set further away from the original building. Consequently, the proposed 1.5 storey extension as part of this application will have access to the original building at both ground and first floor level.

In light of the amendments secured, the design of the scheme has been sensitively considered as it will retain a large proportion of the original rear elevation of the protected building which will be partially visible, together with the tourelle, when viewed from the road.

The 1st floor link is fairly 'lightweight' in terms of its materiality which will contrast between the protected building. The alterations to the extension will not unduly affect the rear built form of the surrounding area or visual amenity when compared to the approved scheme.

As set out previously in the officer's report as part of application FULL/2023/0221, the combination of adopting a traditional scale, form and materiality, coupled with the contemporary style of fenestration is acceptable. Overall, the changes proposed to the design are considered to improve the overall appearance and relationship between the extension and the protected building when compared to the original scheme FULL/2023/0221, particularly in relation to the reduction in the size of the dormer window on the south elevation. The application achieves a high enough standard of design for the purposes of Policy GP8 in terms of its scale, mass, form, siting and materials.

The harm caused to the fabric of protected building via the removal of a small proportion of the exterior wall and roof fabric to facilitate the proposed 1st floor link extension is not considered to be unacceptable. Consequently, the harm caused to the building is outweighed by the reasonable aspirations of the property owner (Policy GP5).

Careful consideration has been given to the effect of the development on the amenities of neighbouring residents and the contents of the representation received. The scheme is similar to that approved under FULL/2023/0221 in terms of its siting, size, scale, form, and fenestration, and therefore there would be not be a justifiable reason to warrant a different decision particularly when taking into account the distance and relationship to neighbouring properties.

With regards to the representation received, it is acknowledged that the proposed development does not show the approved dwelling-house located to the west of the site, approved under application ref; FULL/2024/0775. However, the distance from the proposed 1.5 storey extension (and that approved under FULL/2023/0221) to the proposed boundary of the new dwelling (FULL/2024/0775), of which includes landscaping, would be approximately 20m, and therefore would not cause unacceptable harm in terms of overlooking. The Authority is also aware of a pending application to alter the approved dwelling-house under application reference FULL/2025/0793 (*Demolish building, erect dwelling and associated works. Demolish a*

section of the north (roadside) wall to create vehicle access), although this is yet to be determined.

The application is acceptable under Policy GP5 (Protected Buildings) and GP8 (Design) and does not harm the special interest of the Protected Building or its setting.

Careful consideration has been afforded to the content of the representation received and where relevant, is taken into account above.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, accords with the purpose of the Law, and the requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions.

Date: 28/07/25

