

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 outbuilding/garage (for a mixed domestic and agricultural use) and install hardstanding to east of site.

LOCATION: Les Pages House, Les Pages, St. Martin.

APPLICANT: Mr & Mrs N Guilbert

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: 03/06/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions Ltd: 1437-SK-30 & 31

Application Ref: FULL/2025/0425

Property Ref: J009500000

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 02/06/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the proposed garage/outbuilding to be used only for purposes incidental to the enjoyment of the dwelling house, Les Pages House, and for agricultural use and any other use is likely to require consideration in a planning application.

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/2025/0425
Property Ref: J009500000
Valid date: 28/03/2025
Location: Les Pages House Les Pages St. Martin Guernsey GY4 6QX
Proposal: Erect 1.5 storey outbuilding/garage (for a mixed domestic and agricultural use) and install hardstanding to east of site.

Applicant: Mr & Mrs N Guilbert

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.

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed garage/outbuilding to be used only for purposes incidental to the enjoyment of the dwelling house, Les Pages House, and for agricultural use and any other use is likely to require consideration in a planning application.

OFFICER'S REPORT

Brief Description of the site:

The site is located to the west of Les Pages, and comprises of a main dwelling with separate garage outbuilding with offices at first floor level, and existing horse stables, both situated to the south of the dwelling. The site backs onto agricultural land.

The site is located Outside the Centre as designated in the Island Development Plan (IDP) and the dwelling is a pre-1900 building. There is a protected monument to the south of the site.

Relevant History:

FULL/2025/0734- Erect 2 storey extension to north (side) elevation, erect single storey extension and rooflights to east (rear) elevation, install dormer windows to west (front) elevation. Erect 1.5 storey outbuilding/garage and ancillary accommodation to north boundary and landscaping. Alter roadside boundary including gated vehicle access and vehicle access with parking area to west of site- (application currently under consideration)

Existing Use(s):

01 Dwelling

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:

GP6- Protected Monument

GP8 - Design

GP9 – Sustainable Development

GP13- Householder Development

Conclusion/Brief comment:

The application proposes a 1.5 storey outbuilding and associated hardstanding to link the outbuilding to the existing hardstanding which runs along the southern boundary of the site from the site entrance.

The plans show the proposed outbuilding is located within the residential garden, which is outlined in red, although this is considered large, it was accepted in the award of a recent immunity certificate. The proposed outbuilding lies adjacent to the eastern boundary, and close to the adjacent fields which lie within the applicant's ownership and are outlined in blue.

Policy GP13 allows for ancillary householder development within the domestic curtilage of a dwellinghouse. The application states that the building is required to accommodate the agricultural machinery and storage for associated equipment along with a small workshop and tool store, in connection with the upkeep of the agricultural fields within the applicant's ownership. The floor plans indicate a car garage and first floor storage which would also be reasonable, given the location within the residential curtilage. The location of the building within the curtilage also prevents the spread of built form into the open and elevated agricultural land where it would be a more prominent form of development.

The design of the outbuilding incorporates a covered drive through section which acts as a tractor store whilst allowing access from both sides, retaining the access to the agricultural field to the north-east. The geography of the site means that this is the only access to the northeastern field. The proposed building is located between the two agricultural fields and is well positioned to allow for access to both. The associated increase in hard standing will allow the link of the outbuilding to the existing driveway and would not have a harmful visual impact.

The proposal will have no impact on the adjacent Protected Monument and there is no conflict with Policy GP6 of the IDP.

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: 29/05/2025

