

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: Convert, extend and alter to create dwelling, relocate vehicle access and associated works. Change of use of agricultural land to domestic garden (320sqm) and alterations to create parking area to north-east of site (revised) (Protected Building).

LOCATION: Le Coudre, Rue Des Cambrees, St. Pierre Du Bois.

APPLICANT: Mr J Thompson

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: 30/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/04/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Torode Architecture: 6068-12-E, 13-D, 14-C, 15E, 16F, 17D & 19B.

Application Ref: FULL/2025/0467

Property Ref: F006710000

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.Prior to the commencement of works on the following aspects, details of the following features shall be submitted to and agreed in writing by the Authority:

- a)Elevation (1:20) and section (1:5) drawings of all new and replacement windows and doors, internal and external;
- b) External appearance of all new vents and extractors;
- c)Section drawing to show the position of the boarding over of the ground floor internal window between the main house and the new dwelling hereby approved. The boarding shall be positioned within the opening to enable an alcove and the timber lintel to remain exposed within the main house;
- d)The location in which the stone hook in the north elevation of the proposed kitchen shall be re-used;
- e)A specification or sample of the stone setts to be used to the south of the converted buildings;
- f)A specification or sample of the pan-tiles to be used on the new extension and on the new porch;
- g)Details of the external appearance (type, colour, texture and method of laying) of the stonework of the single storey extension.

The works shall then be completed in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the design and detailing of the building preserves the special interest of this protected building.

5.The pan-tiles of the associated roofs shall be re-used on the dormer windows. Where additional pan-tiles are required, these shall match those of the roof slope concerned.

Reason - To preserve the special quality and appearance of this Protected Building.

6.The coping stones of the west gable shall be re-laid to match the existing on the altered parapet. Where additional stones are required, these shall match in colour, texture and method of laying, those of the existing parapet.

Reason - To preserve the special quality and appearance of this Protected Building.

7.The rooflights hereby approved shall be installed to sit flush with the roof plane in which they are positioned.

Reason - To preserve the special quality and appearance of this Protected Building.

8.No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) construction details of the earth bank to demarcate the boundary of the domestic land;
- v) details of the design and appearance of the 1.5m high timber fence separating the rear of the dwellings;
- vi) details including a section of the works to the douit along the east boundary of the new driveway;
- vii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - In the interests of visual amenity and biodiversity.

9.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of condition 8, in the first planting season following the first occupation of the additional dwelling or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity and biodiversity.

10. Within four weeks of the new access being brought into use, the existing access shall be closed permanently and the ends of the new opening shall be constructed and finished off using materials and a method of construction which match the remainder of the existing roadside earth bank.

Reason - To minimise the number of points of access in the interests of visual amenity.

11. The additional dwelling hereby approved shall not be occupied and the parking area for the existing dwelling (marked main house on the approved plans) shall not be brought into use until the agricultural accesses have been completed in accordance with the approved plans and made available for use.

Reason - To ensure that the development does not have an adverse effect on the agricultural use of an Agriculture Priority Area.

12. The additional dwelling hereby approved shall not be occupied and the parking area for the existing dwelling (marked main house on the approved plans) shall not be brought into use until the proposed earth banks along the boundaries of the domestic curtilage have been completed.

Reason - In the interests of visual amenity and to prevent the encroachment of domestic uses onto the adjoining agricultural land.

Expiry Date: This permission will cease to have effect on 29/10/2028 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/2025/0467
Property Ref: F006710000
Valid date: 17/04/2025
Location: Le Coudre Rue Des Cambrees St. Pierre Du Bois Guernsey
GY7 9JA
Proposal: Convert, extend and alter to create dwelling, relocate vehicle access and associated works. Change of use of agricultural land to domestic garden (320sqm) and alterations to create parking area to north-east of site (revised) (Protected Building).
Applicant: Mr J Thompson

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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- c) Section drawing to show the position of the boarding over of the ground floor internal window between the main house and the new dwelling hereby approved. The boarding shall be positioned within the opening to enable an alcove and the timber lintel to remain exposed within the main house;
- d) The location in which the stone hook in the north elevation of the proposed kitchen shall be re-used;
- e) A specification or sample of the stone setts to be used to the south of the converted buildings;
- f) A specification or sample of the pan-tiles to be used on the new extension and on the new porch;
- g) Details of the external appearance (type, colour, texture and method of laying) of the stonework of the single storey extension.

The works shall then be completed in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the design and detailing of the building preserves the special interest of this protected building.

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Reason - To preserve the special quality and appearance of this Protected Building.

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- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) construction details of the earth bank to demarcate the boundary of the domestic land;
- v) details of the design and appearance of the 1.5m high timber fence separating the rear of the dwellings;
- vi) details including a section of the works to the doulit along the east boundary of the new driveway;
- vii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - In the interests of visual amenity and biodiversity.

9. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of condition 8, in the first planting season following the first occupation of the additional dwelling or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

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Reason - To ensure that the development does not have an adverse effect on the agricultural use of an Agriculture Priority Area.

12. The additional dwelling hereby approved shall not be occupied and the parking area for the existing dwelling (marked main house on the approved plans) shall not be brought into use until the proposed earth banks along the boundaries of the domestic curtilage have been completed.

Reason - In the interests of visual amenity and to prevent the encroachment of domestic uses onto the adjoining agricultural land.

OFFICER'S REPORT

Site Description:

The site consists of a large traditional farmhouse with attached barns/workshop/stables. The whole of the buildings, together with the roadside and garden walls and the pigsties is a protected building, the modern extension to the south-east is excluded.

The traditional-style building dates from the 18th century but may have earlier origins (McCormack, 2015) and survives in much its original form. The complex is made up of a number of connected and detached structures which retain a large extent of original fabric, the house displaying a formal, near-ashlar, symmetrical frontage and the associated farm buildings less formal elevations. Le Coudre displays a range of traditional stonework, including a formal façade typical of development of the Guernsey farmhouse, the early date making it a rare example in terms of age.

The site is located within an Agriculture Priority Area and is Outside of the Centres.

Relevant History:

29/05/2020 – FULL/2019/0486 – Permission granted to convert existing workshop and sub-divide dwelling to provide 2 residential units with associated parking and change the use of agricultural land to domestic land (revised) (protected building).

06/08/2018 – CURT/2018/1885 – Definition of Curtilage.

Existing Use(s):

Residential use class 1: dwelling house

Agricultural use class 28

Brief Description of Development:

Planning permission is requested to convert the western section of the building comprising of barns, a workshop and stables to a three bedroom dwelling. The works involve the installation of dormer windows and rooflights to the front and rear, erect single storey extension and porch to the rear (south) elevation, erect timber conservatory link and raised terrace to the front (north) elevation and alterations to fenestration. The works are proposed to be finished with clay pantiles and timber fenestration with vertical hung natural slate to the dormer cheeks.

Permission is also sought to change the use of an area of agricultural land measuring 320sqm to domestic land in association with the proposed dwellings, including create new earth banks and planting to define the extended domestic boundaries, create a parking area to the east of the existing dwelling and alter the parking area to the south-west including relocate the vehicular access.

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

Policy OC1: Housing Outside of the Centres

Policy OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas

Policy GP1: Landscape Character and Open Land

Policy GP5: Protected Buildings

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP15: Creation and Extension of Curtilage

Policy GP16(A): Conversion of Redundant Buildings

Representations:

One representation was received, main points as follows:

- Many previous applications have said they will plant indigenous trees and shrubs but non-native are then planted.
- Recommends that clarification is sought as to the proposed species, particularly due to its location within a rural parish.

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

1. Whether the principle of conversion for new housing is acceptable.
2. Design and impact of the development on the special interest of the protected building.
3. Design and impact of the development on the character and appearance of the area.
4. Whether the extension of the domestic garden complies with Policy GP15.

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).**

Planning permission was granted for a similar scheme in May 2020 (FULL/2019/0486). The main changes to the previously approved scheme involve an extension to the rear of the proposed dwelling, a terrace to the front of the proposed dwelling and to create a parking area to the north-east of the existing dwelling.

Policy OC1 makes provision for new residential development Outside of the Centres in limited circumstances where this is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building. The policy text goes on to clarify that proposals for the conversion of redundant buildings to dwellings will be considered under Policy GP16(A).

The western section of the building comprises barns, a workshop and stables and was historically used for agricultural purposes although in recent times parts of it have been used for domestic storage and all of the buildings are within the recognised domestic curtilage. The western section of the building has not been used for agricultural purposes for a considerable time and is no longer required for agricultural purposes. Whilst the western section of the building could be used for ancillary domestic storage, due to its size it is unlikely that the entire floor area would be required for such purposes. In addition, a garage to the east gable of the existing main house would provide space for ancillary domestic storage for the existing dwelling. Whilst it could be beneficial to provide a larger ancillary domestic store for the existing dwelling, the layout of the site, including existing walls, levels and the position of fenestration lends the site to be subdivided as proposed in order to minimise alterations to the building and to reduce the impact on the special interest of the protected building.

The western section of the building is constructed of natural stone with a pantile roof and comprises of single and two storey elements. There are no apparent significant structural defects and it is concluded that the building is of sound and substantial construction. The alterations proposed to the existing building are relatively minor and largely confined to the installation of dormer windows and rooflights, a small glazed link to the front (north) elevation, the replacement of fenestration within existing openings and 2 single storey extensions to the rear. The size of the extensions are modest in the context of Policy GP16(A) when taking into account the entire floor area of the proposed dwelling at lower ground, ground and first floor levels. Considering the size and nature of the building, the proposed works would not amount to extensive alteration or rebuilding.

The distance between the proposed dwelling and neighbouring residential properties is sufficient to safeguard the amenities of neighbouring residents.

During the course of consideration the scheme has been the subject of revisions with the aim of precisely defining the extent and details of works involved and reducing the impact of the works on the special interest of the protected building. In particular, there were concerns about the replacement of stone floors and the removal of a beam.

Revised plans propose to reinstate the stone floor over the new insulated concrete floor and to retain the beam. The revisions to the stone floor reduces the impact of the alterations to minor, the effect on the overall special interest to slight (BS 7913:2013) and the harm caused would be outweighed by the reasonable aspirations of the owners.

A large proportion of proposed internal and external alterations remain the same as the previously approved application and they remain acceptable. It is noted that the window units within the dormer windows are drawn as vertical sliding sashes but the construction note refers only to casement windows, this can be resolved by condition through the submission of details of the windows. The extensions to the rear elevation respect the traditional design and proportions of the building and the design and siting of the terrace achieves a good standard of design. During the course of consideration the application was revised to retain the west roadside boundary bank whilst relocating the access and to reduce the extent of the parking area to the north-east of the existing dwelling. The revisions to these elements have addressed concerns raised about the impact on the special interest of the protected building and the landscape character and appearance of the area.

As a whole where aspects of the proposed works would impact the special interest of the protected building the harm caused would be outweighed by the reasonable aspirations of the owners and the proposal accords with Policy GP5, subject to the submission of further details which can be dealt with by condition. The proposed works achieve a good standard of design and would have no significant adverse effects on the landscape character and openness of the area, in accordance with Policies GP1 and GP8.

The conversion of the western building into an additional dwelling and the creation of a new parking area to serve the existing dwelling (marked main house on the proposed plans) requires there to be an associated area of domestic land to serve both of the dwellings. The proposed domestic curtilage is largely the same as the previously approved scheme, except for a small additional section to the north-east of the existing dwelling to create a new parking area to serve the existing dwelling. Due to the historic agricultural use of the site, domestic and agricultural uses of sections of the land have blurred over time. Following a formal request, the existing domestic curtilage was defined in August 2018 and included an arbitrary straight line along the east and south-east boundaries which did not entirely follow existing physical boundary features.

The proposed extension to the domestic land to the rear generally follows existing physical features or boundaries, it includes a lawned area to the south of the existing dwelling which appears to have been used for domestic purposes for some time and as a whole it amounts to a realignment/ rounding off of the existing domestic land and a more pragmatic definition between domestic and agricultural uses.

By virtue of the small area of land involved and its relationship with the existing buildings and the proposed boundary treatments to define the extended domestic land, the extension to the domestic land would have no significant adverse effects on the landscape character of the area. The earth bank to the east of the new driveway appears to be constructed on a douit. Whilst there would be no objections in principle to culverting a small section of the douit, details would be required and could be requested by condition. The site is not within an Area of Biodiversity Importance. Existing boundaries would largely be retained with a small section of bank removed to create an access to the agricultural land to the south. Additional earth banks and planting are proposed to provide a clearer boundary between domestic and agricultural uses, details of which can be requested by condition. The site is within an Agriculture Priority Area but due to the small area of land involved and its relationship with the existing buildings and domestic recreation space, the land cannot positively contribute to commercial agriculture and the change of use would not result in any significant loss of agricultural land. Access to the remaining agricultural land is retained and could be further improved in future if required by creating an access between the fields.

The planting of native plants and trees along the earth banks forming the domestic boundaries would provide proportionate biodiversity enhancements, taking into account the limited area of land involved. Precise planting details including species can be requested by condition.

The proposed dwelling would provide a good standard of living and there are adequate parking arrangements for both dwellings. The change in levels across the site and the configuration of the existing protected building limits the accessibility of the building. However, the layout includes bedroom and bathroom facilities on all floors and taking into account the constraints of the site, the proposal accords with Policy GP8 in terms of the provision of flexible and adaptable accommodation. Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

The proposed use of the site for 2 dwellings is unlikely to generate a significant additional amount of vehicle movements to and from the site and the relocation and creation of the domestic accesses is unlikely to have any adverse effects on road safety and traffic management.

In summary, the proposed conversion of the western section of the building to a 3 bedroom dwelling represents an effective and efficient use of the land. Adequate storage facilities, parking and outdoor space are provided for both dwellings and the limited extension to the domestic curtilage is reasonable.

The works to the building and its setting respect the special interest of the protected building and the character and appearance of the wider area. Overall, the proposal accords with Policies OC1, OC5(A), GP1, GP5, GP8, GP9, GP15 and GP16(A) of the Island Development Plan.

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.

Date: 29/10/2025