

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: Demolish existing building, erect dwelling, install air source heat pump and associated works. Install roof covering, solar panels and alterations to fenestration to outbuilding/barn to north boundary (site of a Protected Building).

LOCATION: La Cache, Rue De La Cache, St. Pierre Du Bois.

APPLICANT: Mr & Mrs Jeffery

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: 06/06/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/04/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture: 2358 02.01, 02.02, 02.03, 02.04

Application Ref: FULL/2025/0501

Property Ref: F00476B000+F004760000

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 permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid and the electric vehicle charge points shown on the approved drawings have been installed in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

5.Prior to installation, full details of the Air Source Heat Pump, including the make and model number and associated specifications of the proposed pump, distance to the closest noise sensitive property and any proposed acoustic features and planting, shall be submitted to and approved in writing by the Authority. Prior to occupation of the dwelling hereby approved, the pump shall be installed in accordance with the approved details and made operational.

Reason - To ensure no adverse impacts on adjoining residential property and in the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

6.Prior to installation, full details of the solar panels shall be submitted to and approved in writing by the Authority. Prior to occupation of the dwelling hereby approved, the panels shall be installed and made operational and all other sustainable design features set out in the JGA GP9 statement dated 21/03/2025 shall be implemented.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 05/06/2028 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/2025/0501
Property Ref: F00476B000+F004760000
Valid date: 02/04/2025
Location: La Cache Rue De La Cache St. Pierre Du Bois Guernsey GY7 9HQ
Proposal: Demolish existing building, erect dwelling, install air source heat pump and associated works. Install roof covering, solar panels and alterations to fenestration to outbuilding/barn to north boundary (site of a Protected Building).
Applicant: Mr & Mrs Jeffery

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 permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid and the electric vehicle charge points shown on the approved drawings have been installed in accordance with the approved details.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

5. Prior to installation, full details of the Air Source Heat Pump, including the make and model number and associated specifications of the proposed pump, distance to the closest noise sensitive property and any proposed acoustic features and planting, shall be submitted to and approved in writing by the Authority. Prior to occupation of the dwelling hereby approved, the pump shall be installed in accordance with the approved details and made operational.

Reason - To ensure no adverse impacts on adjoining residential property and in the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

6. Prior to installation, full details of the solar panels shall be submitted to and approved in writing by the Authority. Prior to occupation of the dwelling hereby approved, the panels shall be installed and made operational and all other sustainable design features set out in the JGA GP9 statement dated 21/03/2025 shall be implemented.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

OFFICER'S REPORT

Site Description:

The application site comprises a traditional farmhouse, with ancillary outbuilding, the detached garage/stable block which forms the subject of this application, and swimming pool to the south. The domestic curtilage extends to the north, west and south-east of the building group, as shown on the submitted plans, with open land falling within the same ownership further to the north and east. The farmhouse itself comprises a protected building.

The building group is located to the east of Rue de la Cache, on the rising land of the escarpment, and is accessed from and elevated above that road. The topography of the site and area, geometry of the roads, positioning of the buildings on the site and presence of a substantial hedge and trees along the west site boundary, screen the stable building in short views from along Rue de la Cache with very limited glimpses only available through the site access. The stable building is however visible in longer views from the west, rising above the residential properties located on the opposite side of Rue de la Cache to the west.

The land ownership extends to Rue de L'Adaine to the east, well planted with trees and rising steeply from the building group to join that road. The change in levels means that any views of the stables from Rue de L'Adaine are down on to the roof of the building, and those views are limited by the substantial tree planting.

The site abuts an area of former agricultural buildings to the south and, as above, residential properties are located to the west. The surrounding area is however otherwise characterised by open land, rising from the open fields to the west to the wooded escarpment to the east. Roads are narrow, winding and largely bounded by high banks and vegetation, opening out to the west.

The site is located Outside of the Centres, within an Agriculture Priority Area, in the Island Development Plan.

Relevant History:

28/05/12 FULL/2012/0485 Permission to demolish existing and erect replacement garage/stable block to rear of property.

01/12/15 FULL/2015/2521 Permit to extend and alter barn

11/01/19 FULL/2018/2265 Permission for change of use of agricultural land to domestic garden – to include stables and associated land.

20/10/21 FULL/2021/1393 Permission for change of use of agricultural land to domestic garden (100sqm), install swimming pool and hard standing.

25/01/23 FULL/2022/0500 Permission to convert, extend and alter stable block to create dwelling.

06/10/23 FULL/2023/1298 Permission to erect single storey detached outbuilding/garage to west boundary.

Existing Use(s):

Residential Use Class 1 – Stables associated with adjacent dwelling.

Brief Description of Development:

Permission is sought to demolish the existing stables and to erect a two storey two bed dwelling with terrace to the south and raised terrace to the west. A new driveway/parking area is to be formed to the north-west, accessed over a right of way from the existing access point, a bin store is to be constructed and EV points are to be provided. An Air Source Heat Pump is proposed to the east of the south terrace.

The domestic curtilage of the property is to be retained as existing, no extension is proposed. The barn to the north of the stables, the swimming pool to the north-east and land to the east are to be retained as curtilage for the new dwelling and the application includes proposals to re-roof the barn in natural slate, infill a door to the north elevation and to install PV panels to the south facing roof slope.

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

OC1	Housing Outside of the Centres
GP5	Protected Buildings
GP8	Design
GP9	Sustainable Development
GP13	Householder Development
GP16(A)	Conversion of redundant buildings
GP16(B)	Conversion of redundant buildings – Demolition and Redevelopment
IP6	Transport Infrastructure and Support Facilities
IP7	Private and communal car parking
IP9	Highway Safety, Accessibility and Capacity

Representations:

One letter of representation received making the following points:

- The extent of curtilage appears to double the existing curtilage and could lead to splitting the property into separate ownership and dividing the protected farmstead;
- The owner may class the stables as redundant, however there may be a requirement for stabling by others;
- Increase in volume by a fifth is significant;
- The west elevation, with the raised foundation, is almost three storeys and out of keeping with the converted stable previously approved;
- Including the barn within the curtilage opens an opportunity for further conversions in the future;
- Only an "intent" is stated for renewables, will these be a requirement;
- The proposed dwelling is not in keeping with the surrounding area or existing buildings.

Consultations:

The Office for Environmental Health and Pollution Regulation comments as follows:

I have reviewed the proposed plans for an air source heat pump to be installed as part of a development of the above mentioned address which were received by email on 3rd April 2025. There is currently insufficient information to enable me to comment on the application.

Please could the applicant supply me with the following information:

- Make and model number of the proposed unit – whilst the application includes an air source heat pump manual it does not state the specific model of the proposed unit
- Distance to the closest noise sensitive property (this includes domestic gardens)
- Details of the proposed acoustic fencing and planting.

Summary of Issues:

Whether the proposed building is of broadly the same floor space and volume as the approved conversion scheme;

Impacts on the character of the area, landscape character and openness;

Whether the proposal demonstrates a significant enhancement in sustainable design;

Impact on amenity of nearby residential properties.

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).**

Policy OC1 (Housing Outside of the Centres) indicates that new dwellings will only be supported where the proposal is achieved through the subdivision of an existing dwelling or the conversion of a redundant building, in accordance with Policies GP16(A) and GP16(B) (Conversion of Redundant Buildings).

In this case, permission has been granted for the conversion of the building which forms the subject of this application under Policy GP16(A), and permission is now sought for the demolition of that building and the construction of a new dwelling under Policy GP16(B). It has therefore been accepted that the building is redundant, and this matter cannot be revisited as part of the current application.

Policy GP16(B) states that the demolition and redevelopment of a building that is able to accord with the requirements of the conversion of redundant buildings policy may be acceptable without the need to implement the permission for conversion by physically carrying out the development, provided that:

a. the conversion scheme has first been granted planning permission;

The conversion of this building was approved 25/01/2023, under reference FULL/2022/0500.

b. the redeveloped scheme is of broadly the same floor space and volume as the approved conversion scheme and, in the case of development for residential purposes, the number of units approved in the conversion scheme is not exceeded;

The proposal increases the number of bedrooms from one in the approved scheme to two in the proposed scheme. There is however no requirement under Plan policy for the proposal to be for the same number of bedrooms, provided that the number of units proposed remains the same.

The stated floor space of the approved scheme is 108.09m² and the volume of that scheme is stated to be 366.42m³.

The floor space of the proposed new building is stated to be 111.93sqm, representing a 4% increase in floor space. The volume of the proposed new building is stated to be 437.67m³, representing a 19% increase in volume.

The calculations have been verified and, in accordance with established practice, as the measurements fall within 20% of those of the approved scheme, both the floor

space and the volume are considered broadly the same as those of approved scheme.

c. where the existing building makes a particular positive contribution to the character of an area the replacement building would make an equal or enhanced contribution to the character of that area;

The existing building comprises a modest timber clad stable block and, whilst glimpsed from the adjacent road, does not make a particular positive or strong contribution to the character of the area. It sits quietly within its surroundings and, where visible, the size, profile, colour and finish of the building tend to blend in to the wooded escarpment behind.

The requirements of Policy GP8 (Design) however go further than this criterion, and require a development to achieve a good standard of design which makes an efficient and effective use of land and respects the character of the local built environment, whilst providing soft and hard landscaping where this reinforces local character and mitigates the impacts of the development. In addition, in this case, the setting of the protected building at the site must be considered, in accordance with Policy GP5 (Protected Buildings), and the statutory duties set out in the Law.

The proposed replacement building would alter the structure from single storey to two storey, and, due to the topography of the site, would appear as three storeys from the west. As described above, the existing building is however of limited visibility in short views from the adjacent roads and, whilst the increased height of the building may enable some further glimpses of the building in those views, these are not likely to be significant. In longer views from the west the increased height would increase the visibility of the upper part of the building, however it would be viewed in the context of the existing buildings in the foreground and against the wooded escarpment behind, and the finishes selected would be of muted tones and/or natural materials. In this context the proposed new building would not have a significant impact on the character of the area.

Given the change in levels to the east, and the wooded nature of the intervening land, the increased height would not have any significant impacts in views from Rue de L'Ardaine.

The form, design and materials proposed would be acceptable in this context and are sufficiently detached from the protected building to prevent any adverse impact on the setting of that building.

Hard standing proposed is acceptable. Whilst limited additional soft landscaping is proposed, as the building would be located within the footprint of the existing stables building and, as described above, existing planting and landscape features already limit views of the building from the surrounding area, it is not considered necessary to require additional landscaping in this case.

The proposed scheme would achieve a good level of design, which would not have any adverse impacts on the character of the area, in accordance with Policy GP8 and would not have any adverse impact on the setting of the protected building, in accordance with Policy GP5 and the statutory duties of the Law.

d. it can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design;

This criterion reflects the requirements of Policy GP9(a) (Sustainable Development).

The submitted statement asserts that re-use of demolition material and locally sourced products will significantly reduce the embodied energy of the project, and that the position and design of the building has been considered to maximise sunlight. Building construction is to be in line with, if not exceeding the Building Regulations. Surfacing materials will be permeable, improving surface water management and EV charge points an Air Source Heat Pump and solar panels are incorporated.

On balance, it is considered that the improvements in sustainable construction outlined within the application would be sufficient to meet the terms of this criterion and implementation of these measures can be managed by planning condition.

e. it can be demonstrated that the new building can be constructed in such a way as to not have any unacceptable adverse impacts on the landscape character or openness of an area;

As discussed above, whilst the increased height of the building would increase its visibility in long views of the site, it would be viewed amongst adjacent development and, due to the proposed finishing materials and positioning against the rising escarpment behind, would not have a significant impact on the wider landscape character or openness of the area.

f. it can be demonstrated that the new building can be constructed in such a way as to not have any increased impacts on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area.

This criterion is reflected in Policies GP8(d) and GP9(b).

The proposed new dwelling would remain on the footprint of the existing stables, set away from both the adjacent residential property to the west and the existing dwelling at the site (located to the north). The property to the west is separated from the application site by the road and mature boundary planting, and is oriented away from the application site, with the majority of the associated land set on the far side of the building. The existing dwelling at the application site is separated from the new building by the existing barn and a parking area located in front of that dwelling. Taking into account the distances involved, orientation and layout of the adjacent properties and the positioning of the proposed new building, the proposal would not give rise to any adverse impacts on the amenity of those properties.

The division of the site would retain appropriate amenity space for each dwelling. Whilst it is noted that the new dwelling would retain the swimming pool and barn, there is an extant approval for another outbuilding for the main house and there is no planning requirement for either the barn or the swimming pool to be retained within the existing dwelling.

The comments made by the Office for Environmental Health and Pollution Regulation are noted. In this case, given the position of the proposed Air Source Heat Pump on site relative to nearby residential properties, and the indication that attenuating features could be included, it is considered that the ASHP could be managed to ensure no adverse impacts on those properties. Exceptionally in this case it is therefore considered acceptable to require additional details of the proposed ASHP and attenuating features by condition.

Access, parking and amenity

The new dwelling would share the existing access with the existing dwelling, but be provided with a separate driveway and parking area to the north of the new dwelling, as previously approved. Access and parking would be appropriate to serve the dwelling and would accord with Policies IP7 (Private and communal car parking) and IP9 (Highway Safety, Accessibility and Capacity). The existing barn, to be retained with the new dwelling, would provide cycle storage, in accordance with the requirements of Policy IP6.

The dwelling would provide a good level of accommodation, exceeding the requirements of both the Building Regulations and the guidance set out within the Department for Communities and Local Government's Technical Housing Standards - nationally described space standard. The size and quality of the outdoor space would be generous. Overall the proposed dwelling could provide a good living environment, in accordance with Policy GP8(d) and Annex I: Amenities.

Accessibility, adaptability and waste management

In terms of accessibility to and within the building and the provision of flexible accommodation, it is noted that the proposed dwelling has been designed to allow for later adaption, should the needs of the occupiers require. Level external access is noted, however limited additional information is provided in respect of the accessibility of the proposed accommodation. The ground floor accommodation is however open plan, with good circulation and access to external amenity spaces. A ground floor WC is also provided. On balance, taking into account the submitted plans and supporting information, the proposal is adequate in respect of Policy GP8 (f)&(g).

A Waste Management Plan has been submitted in support of the proposal, the implementation of which could be monitored by way of condition.

Alterations to barn

The alterations to the barn would have no adverse impacts on the character of the area, setting of the protected building or neighbour amenity and would comply with policy.

Other matters

As stated above, the domestic curtilage at the site is already established and the current application does not propose any change to that curtilage. Furthermore the division of the site is acceptable in terms of material planning considerations and there would be no justification under planning law to require any alternative division of the site. There is no control over land ownership under planning law and any part of the farmstead could be sold into separate ownership irrespective of the outcome of this application.

Any potential future applications for conversion of further buildings at the site would be considered under the relevant policies in place at that time, and cannot form a material consideration of the current application.

Conclusion

On balance, and subject to the conditions outlined above, the proposal is considered to accord with the purpose of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 02/06/2025