

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 single storey and two storey extension to south (rear) elevation and erect new agricultural gate to east of property. Change of use of agricultural land to domestic curtilage (894m3)

LOCATION: Les Jehans, Rue du Planel, Torteval.

APPLICANT: Mr & Mrs J Rowson

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: 22/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture Ltd: 24-1588 PD/01B, PD/02B, PD/03 & PD/04.

Application Ref: FULL/2025/0654

Property Ref: G002190000

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 any work in connection therewith a full landscaping scheme for the enlarged garden area, to include those details specified below, shall be submitted to and agreed in writing by the Authority by 31/12/25:

- i) full details of the proposed fencing to the eastern boundary of the hereby approved agricultural land;
- ii) inclusion and full details of the native wildflower planting shown in the approved plans including maintenance plan and mowing timetable.

Non-native, non-local wildflower seeds should not be sown, and only locally harvested seeds from appropriate donors or native seeds shall be used.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements in line with the Strategy for Nature.

5.The landscaping scheme shall be fully completed and maintained, in accordance with the details agreed under the terms of condition 4 by the end of the planting season following the grant of consent (31st March 2026), or in accordance with a programme previously agreed in writing by the Authority. The wildflower meadow shall be protected and maintained for a minimum period of 5 years following first planting.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements in line with the Strategy for Nature.

Expiry Date: This permission will cease to have effect on 21/07/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2025/0654
Property Ref: G002190000
Valid date: 07/05/2025
Location: Les Jehans Rue du Planel Torteval Guernsey GY8 0LY
Proposal: Erect single storey and two storey extension to south (rear) elevation and erect new agricultural gate to east of property. Change of use of agricultural land to domestic curtilage (894m3)

Applicant: Mr & Mrs J Rowson

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. Prior to the commencement of any work in connection therewith a full landscaping scheme for the enlarged garden area, to include those details specified below, shall be submitted to and agreed in writing by the Authority by 31/12/25:

- i) full details of the proposed fencing to the eastern boundary of the hereby approved agricultural land;
- ii) inclusion and full details of the native wildflower planting shown in the approved plans including maintenance plan and mowing timetable.

Non-native, non-local wildflower seeds should not be sown, and only locally harvested seeds from appropriate donors or native seeds shall be used.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements in line with the Strategy for Nature.

5. The landscaping scheme shall be fully completed and maintained, in accordance with the details agreed under the terms of condition 4 by the end of the planting season following the grant of consent (31st March 2026), or in accordance with a programme previously agreed in writing by the Authority. The wildflower meadow shall be protected and maintained for a minimum period of 5 years following first planting.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements in line with the Strategy for Nature.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Les Jehans' is a 19th Century granite faced two storey traditional farmhouse, with a number of rear extensions. The detached house is set towards the north boundary of a large plot, the house faces west. There are neighbouring properties to the northwest and along the east boundary beyond the field and to the south, again beyond some fields.

The property is located Outside of the Centres as defined in the Island Development Plan. The site is also within the Agriculture Priority Area and within a Conservation Area.

Relevant History:

FULL/2020/0654- Erect two storey extension to east (side) elevation.

Existing Use(s):

Residential use class 1: dwelling house.

Agriculture use class 28

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable
accords with policy	☒	no material neighbour impact
within curtilage	☒	traffic not affected
design acceptable	☒	

X
X
X

Policies considered most relevant:

GP8 – Design
GP9 – Sustainable Development
GP13 – Householder Development
GP15- Creation and Extension of Curtilage
Strategy for Nature SPG

Conclusion/Brief comment:

This application is for the erection of a single storey and two storey extension to the south (rear) elevation and erection of new agricultural style gates to the east of the property. The proposal also includes the change of use of 894m³ of agricultural land to domestic garden.

The ground floor extension provides additional living space comprising of a new entrance, bin store, wetroom, utility and large kitchen/dining/day room area. The first-floor extension provides a dressing room for the master bedroom. The existing hardstanding and proposed extensions encroach beyond what is currently recognised as domestic garden into the agricultural land and so the extension of curtilage is requested to accommodate the enlarged dwelling.

The change of use of agricultural land to domestic garden proposed is acceptable under GP15 as the proposed extension to the residential garden would not have a detrimental impact on the landscape character and would not involve the loss of any established boundary features. There is currently no demarcation proposed between the agricultural land and residential garden, and the position and details of this are to be required by condition to ensure there is no further encroachment into the agricultural land.

The proposed areas of wildflower meadow, along with the existing planting which has already been undertaken on site, is considered sufficient to meet the requirements of the Strategy for Nature with regards to biodiversity enhancements. A suitable condition has been applied to secure the details and implementation of appropriate planting and maintenance of this area.

The proposed extensions achieve a good standard of design, using materials which complement the existing materials. The extension will provide adequate levels of sunshine and daylight and give the occupiers more flexible and adaptable accommodation.

The scale and massing of the new extension is not considered to have a detrimental effect on the character and amenity of the main dwelling or surrounding area, nor will it have any impact on neighbours due to the separation distances involved.

Policy GP9: Sustainable Development seeks to ensure all new development takes into account the use of energy and resources and any adverse impacts on the environment. There has been sufficient information provided with the application to comply with the requirements of this policy.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 22/07/2025