

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 porch and outbuilding, erect covered canopy elevation and covered outdoor area to east (rear) elevation, internal and fenestration alterations (Protected Building).

LOCATION: Les Blanches, La Route De Blanches, St. Martin.

APPLICANT: Mr & Mrs C Ash

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: 21/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Studio Architects: 029/CD01, CD02, CD03, CD04

Application Ref: FULL/2025/0680

Property Ref: J017530000

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 pergola pantiles and canopy clay tiles to be used in the carrying out of the works hereby approved shall be of the same type, size, texture and colour as that used on the existing building.

Reason - In the interests of visual amenity and to conserve the special interest of the protected building.

5.Prior to the commencement of any work in connection therewith large scale details (1:5 sections and 1:20 elevations) of the new doors and replacement windows shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To conserve the special interest of the protected building and the character and appearance of the locality.

Expiry Date: This permission will cease to have effect on 20/07/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

It is desirable that access be granted to La Société Guernesiaise historic buildings section for advice or to arrange a site visit during the opening up works and construction so that they can help to identify any features and inform the owners. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

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/2025/0680
Property Ref: J017530000
Valid date: 14/05/2025
Location: Les Blanches La Route De Blanches St. Martin Guernsey GY4 6AE
Proposal: Demolish porch and outbuilding, erect covered canopy elevation and covered outdoor area to east (rear) elevation, internal and fenestration alterations (Protected Building).
Applicant: Mr & Mrs C Ash

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 pergola pantiles and canopy clay tiles to be used in the carrying out of the works hereby approved shall be of the same type, size, texture and colour as that used on the existing building.

Reason - In the interests of visual amenity and to conserve the special interest of the protected building.

5. Prior to the commencement of any work in connection therewith large scale details (1:5 sections and 1:20 elevations) of the new doors and replacement windows shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To conserve the special interest of the protected building and the character and appearance of the locality.

INFORMATIVES

It is desirable that access be granted to La Société Guernesiaise historic buildings section for advice or to arrange a site visit during the opening up works and construction so that they can help to identify any features and inform the owners. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

OFFICER'S REPORT

Brief Description of the site:

Les Blanches, La Route des Blanches is a detached, two-storey dwelling with accommodation in the roofspace. The property has a tourelle and glazed link extension to the rear. To the side is a subservient extension proposed to serve as a snug, entrance hall with staircase WC/utility at ground floor and with two bedrooms and a shower room above.

The site is located Outside of the Centres as designated in the Island Development Plan. Les Blanches is a Protected Building

The application relates to the replacement of a front window with a door, alterations to the rear elevations comprising a tiled canopy above where a clearstory of windows replaced with double doors. An existing boiler house is to be removed and the existing single-storey monopitch pantile roof continued in order to provide an area for outdoor seating etc. A clearstory of windows is shown to be provided to the south elevation. Existing first floor windows to the rear of the property, in the element that is currently tile hung, are to be replaced (timber and on a like for like basis). Internally, works are proposed primarily at ground floor level including the removal of a chimney breast at ground and first floor levels, the removal of sections

of ground floor walls to form a kitchen and pantry in the main house (existing kitchen is situated in the garage extension to the side). Some existing doors are shown to be removed and the ground floor level in the area of the proposed kitchen lowered. At first floor level the alterations relate to partition walls and the formation of a new ensuite. An existing wellhead is to be demolished and replaced with a grille.

Relevant History:

FULL/2017/2802 - Repair and re-slate roof, demolish and rebuild two chimney stacks, lead the parapet walls, replace guttering, install four rooflights (east elevation), replacement windows (rear and side elevations) and dormers, and internal alterations. (Protected Building) – granted

FULL/2022/0364 – Erect single storey extension, install rooflights to east (rear) elevation, install rooflight to west (front) elevation, install 1st floor gable window to north (side) elevation, fenestration and internal alterations. Create new pedestrian gated access to north boundary. (Protected Building) - granted

Pre-application advice was sought in this case.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

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

Policies considered most relevant:

Island Development Plan policies:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Conclusion/Brief comment:

In this case, the proposals must satisfy the terms of Policy GP5 of the Plan, and meet the statutory duties with regard to protected buildings set out within the Land Planning and Development (Guernsey) Law, 2005. Policy GP8 (Design) would also be relevant.

The external alterations proposed to the building represent a good standard of design that respect the character of the local built environment. The proposals will not result in harm to residential amenity in terms of overshadowing or overlooking.

The works to the protected building satisfy the requirements of Policy GP5 and represent the reasonable aspirations of the property owner.

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.

In view of the above it is recommended permission is granted subject to conditions relating to joinery of replacement windows and new doors and matching pantiles for the pergola roof and rear canopy.

Recommendation:

Grant with Conditions



Date: 16/07/2025