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 building/barn to dwelling and associated works, install hard standing and create additional parking area, erect bike and bin stores to communual area (Protected Building).

LOCATION: The Rectory - The Barn, Rue Du Presbytere, Forest.

APPLICANT: The Constables Of Forest

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:

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7774-02 B1A, B2C, B3B & B4A & Solar panel specification sheet.

Application Ref: FULL/2025/0714

Property Ref: H004870000

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.No development in connection therewith shall begin on site until details of the design, materials of construction and finish of all new windows and doors, to scale of 1:20 with sections at 1:5, have been submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

5.The existing pantiles laid on the roof slopes which form the subject of this permission shall be removed, set aside during the course of works and reinstated once works have been completed, in the first instance prioritising the eastern roof slope of the building. Should any replacement pantiles be required, prior to their installation, a specification or sample of those tiles shall be submitted to and agreed in writing by the Authority. The remainder of the roofslopes shall thereafter only be recovered with the approved pantiles.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

6.The stone to be used in the reconstruction of the northwest corner of the barn shall match as closely as possible the type, colour, texture, method of bonding, laying and pointing of the existing stone on the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

7.Prior to the laying of any hardsurfacing, a specification or sample of the proposed paving material 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 secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

8.Prior to installation, the position and external appearance of all new vents and extractors 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 secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

9.Prior to first occupation of the new dwelling hereby approved, the bicycle store and the bin stores shall have been constructed in the positions shown on the approved drawings.

Reason - To ensure that appropriate bin storage is installed and to encourage the use of bicycles as an alternative to the car.

10.The landscaping scheme shall be fully completed, in accordance with the details as shown on drawing ref: 7774-02 B2 C in the first planting season following the first occupation of the dwelling hereby approved 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 - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

11.There shall be no occupation of the dwelling hereby approved until the solar panels have been installed in the positions shown on the approved drawings and made operational.

Reason - In the interests of sustainable development.

12.Prior to the first occupation of the dwelling hereby approved, the car parking and communal areas shall have been completed in accordance with the details shown on the approved drawing and in accordance with any material approved under condition 7 of this permission.

Reason - To ensure a satisfactory form of development.

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

ADVICE AND OTHER REMARKS:-

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg. Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore encouraged that external lighting be avoided or kept to a minimum as much as possible.

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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2025/0714
Property Ref:	H004870000
Valid date:	20/05/2025
Location:	The Rectory - The Barn Rue Du Presbytere Forest Guernsey GY8 0BR
Proposal:	Convert building/barn to dwelling and associated works, install hard standing and create additional parking area, erect bike and bin stores to communual area (Protected Building).
Applicant:	The Constables Of Forest

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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Reason - To secure the satisfactory appearance of the completed development, to maintain the special interest of the protected building.

5. The existing pantiles laid on the roof slopes which form the subject of this permission shall be removed, set aside during the course of works and reinstated once works have been completed, in the first instance prioritising the eastern roof slope of the building. Should any replacement pantiles be required, prior to their installation, a specification or sample of those tiles shall be submitted to and agreed in writing by the Authority. The remainder of the roofslopes shall thereafter only be recovered with the approved pantiles.

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Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

11. There shall be no occupation of the dwelling hereby approved until the solar panels have been installed in the positions shown on the approved drawings and made operational.

Reason - In the interests of sustainable development.

12. Prior to the first occupation of the dwelling hereby approved, the car parking and communal areas shall have been completed in accordance with the details shown on the approved drawing and in accordance with any material approved under condition 7 of this permission.

Reason - To ensure a satisfactory form of development.

INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg. Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore encouraged that external lighting be avoided or kept to a minimum as much as possible.

OFFICER'S REPORT

Site Description:

The application site as outlined in red on the submitted plans comprises a detached barn situated within the grounds of the Rectory associated with Forest Church. The site forms part of a wider ownership including the associated house (a rectory), attached fellowship room and land to the south, east and west.

Surrounding the site the area comprises the church building and grounds to the north, and residential properties with fields beyond to the south, east and west.

The site is situated Outside of the Centres and within a Conservation Area as designated in the Island Development Plan.

The whole of the main house (the rectory) the attached western wing and detached barn to the west (the building the subject of this application), the boundary walls and pedestrian gate including the mounting block to the side of the C21 field access, the internal garden walls in front and to the side of the main house, the western wing and the well steps and retaining walls are all protected.

Relevant History:

FULL/2025/0824	Convert Fellowship Room to dwelling, install hard standing, create additional parking area and associated works (Protected Building).	Pending consideration
FULL/2021/1336	Alterations to wall to infill existing and create new relocated gated opening to east boundary.	Granted 24/09/2021
FULL/2012/1752	Install new access ramp and steps to entrance	Granted 28/08/2012

Existing Use(s):

Agriculture

Brief Description of Development:

Planning permission is sought to convert the existing barn/building to a dwelling with associated works, to install hardstanding and create additional parking area to be used in association with the barn the subject of this application, the fellowship room and the main dwelling (The Rectory).

During the course of consideration, the application was deferred on two occasions to seek revisions to address concerns regarding the impact of the proposal on the protected building. Revised plans have been submitted which are assessed in detail in the following sections of this report.

As part of the application a structural report has been submitted which concludes that the building over time has suffered deterioration and requires urgent works to prevent further deterioration and further collapse and to ensure that the protected building is retained. A summary of the findings of the structural report is set out below:

Element	Nature	Condition	Works required
Foundations	Traditional wide masonry directly bearing onto solid ground approximately 150mm to 200mm below ground floor level. The ground is compacted earth.	Founding is sound	No work identified as required
External walls	Granite rubble masonry walls with large door, personnel door and a window in the east elevation, single window in the south elevation and black elevations north and west.	In general, the pointing is reasonable showing many areas where the wall has been repointed. However, under the influence of the failing roof structure the external walls have moved causing a number of cracks, mainly located to the southeast and northwest corners. A crack is evident in the northwest corner due to growth of an Elderflower bush/tree in the wall itself. Number of other minor cracks along the west wall.	Remove all vegetation from within the walls and treat with herbicide. Take down part of northwest corner remove elderberry tree and rebuild this section of wall. Repair all cracks in masonry wall and repoint externally using lime mortar.
Internal walls	Granite rubble masonry walls with large door, personnel door and a window in the east elevation, single window in the	Rear wall has a midpoint crack with a vertical crack above. Within the window reveal in the east wall there are a number of small cracks.	All cracks within the masonry to be repaired and repointed using lime mortar.

	south elevation and black elevations north and west.		
Roof structure	Simple timber roof comprising a central tied frame supporting timber purlins, timber rafters and a pantile pitched roof.	Externally roof is covered in pantiles and northwest corner there is a hole in the roof. Missing ridge tile in the south end. Internally evident that recent works on the property has seen the introduction of new ceiling joists and a wooden ceiling added to the northern section. An existing ceiling tie has been suspended from the ridge beam by two lengths of rope.	Remove pantiles and battens to deload the roof, assess whether remaining timbers and wall plates are in need of repair if so whether they can be repaired in situ. Battens will need to be replaced. Reinstate the roof and retile.
Timber features	Timber lintels are located above the main door and the windows in the east and south elevation.	Timber lintel above the main door is rotten exposing the underside of the masonry above. Lintels above all other windows also showing signs of deterioration.	Remove these lintels and replace with pre-cast concrete internally, and granite replacements externally where exposed.
Windows and doors		Generally replacements, temporary installations and/or suffering from damp, rot and woodworm.	Replace all windows and doors with timber alternatives to ensure that the building is wind rain and water tight.

Drawing from the submitted documents and plans, the following works are proposed as part of the conversion:

- Excavate existing ground floor avoiding undermining base of granite walls subject to structural engineer design and lay new insulated concrete slab and damp proof membrane;
- Internally upgrade existing walls;
- Provide new ceiling joists;
- Remove all growth and vegetation from external walls, repoint where necessary using lime mortar;
- Repair part of the masonry wall in northwest corner of the building or reconstruct the small section in granite to match if deemed unrepairable;
- Strip off the existing pantiles and set aside for re-use and either source salvaged like for like or new replacements to match for the remainder of the roof;
- Remove rafters and set aside for reuse and repair any areas of decay;
- Retain two A-Frames and purlins in position and repair elements affected by rot;
- Remove and dispose of tile battens and install new breathable felt and tile battens;
- Replace timber lintels over window and doors with recycled granite replacements externally (where exposed) and pre-cast concrete lintels internally;
- Install new replacement windows and a door and refurbish existing door (door 2 on drawing);
- Install 6 no. inset solar panels on west elevation 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
GP16(A)	Conversion of redundant buildings
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking

Representations:

Two representations were received on the application, one from a member of the public requesting that the building be surveyed for the presence of bats prior to the commencement of any development and the other from a representative of La Societe Guernesiaise.

La Societe Guernesiaise:

By email dated 22nd August 2025 stated the following:

"In respect of this application, we would like to highlight that buildings of this type can be used by roosting bats. This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby. The Bailiwick Bat Survey has shown that there are bat populations in this particular part of the island.

We would recommend that the existing buildings, in particular the roofspaces, be inspected for current or recent use by bats by a suitably qualified person prior to any building works. This would reduce the risk of disturbing or destroying animals which are legally protected under the Animal Welfare Ordinance 2012.

We would request that, if this application is considered further, an informative note be added to the Information Sheet as follows -

'Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg

We would also recommend that the plans are assessed in terms of their overall ecological impact in order to ensure that appropriate mitigation can be considered. For example, additional sources of outdoor lighting can be detrimental to various wildlife."

Consultations:

None

Summary of Issues:

Whether building is redundant;
Whether the building is of sound and substantial construction;
Whether the works required to facilitate conversion are extensive;
Whether the proposal has any impacts on the special interest of the protected building or the character of the surrounding area;
Whether the proposed dwelling achieves appropriate levels of amenity;
Whether there are any impacts on the amenity of neighbouring 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).

Whether building is redundant

The application material states that the barn was built for ancillary use with the main house and farmstead, but is no longer required as the site no longer functions as an agricultural holding. By email dated 11th December 2025 further information was provided to substantiate this claim which confirms that the land to the west of the barn (to which it would once have served) is rented out to a local farmer who uses the fields for grazing sheep and occasionally grazing calves along with other much larger fields that he farms immediately to the north and west of the application site. The information also states that as part of this agreement no farming materials or equipment are allowed to be stored on church land and instead, is stored in an outbuilding on other land used by the farmer. The main house (the rectory) which is owned by the Forest Constables comprises a large five bay property set on large grounds with sufficient storage space internally.

Submitted concurrently to this application is a proposal to convert the existing fellowship room (attached to the west facing elevation of the main dwelling) into a dwelling (Ref: FULL/2025/0824). An internal communal store has been provided as part of that scheme which will be shared with the main dwelling to provide additional storage space for each dwelling.

It is therefore accepted that the building is no longer required for its last known purpose and, taking into account the documented condition of the building, it is unlikely that the building would be capable of continuing that use without intervention.

Whether the building is of sound and substantial construction

The proposed conversion is for residential use. The building is clearly of substantial construction and the building envelope remains standing with solid granite walls and a pantile roof. The condition of the structure has however deteriorated, partially through water ingress, and parts of the roof structure, the northwest corner of the building and limited elements of the external walls where tree growth and cracks are present cannot be considered to be sound and require either repair or replacement. The majority of the walls and the internal roof structure are of sound construction requiring localised repairs and, taking that into account, the fact that the building remains complete, and that the building comprises an important part of the protected building group at the Rectory,

these works are balanced against the desire to secure a future, long term use, upkeep and maintenance of the Protected Buildings (although this is subject to compliance with GP5 in particular) and it is therefore considered that the works proposed to facilitate the use of the structure as a dwelling would not be considered extensive for the purposes of this policy.

Whether the works required to facilitate conversion are extensive

The structural works required to facilitate the conversion as proposed are detailed in the 'brief description of development' section of this report above. Other works required to support the conversion, to upgrade the building to meet Building Regulations, such as installation of internal partitions and insulation, are considered to be neutral in terms of their impact on the objectives of policy GP16(A).

On balance, whilst the proposal would result in relatively substantial alterations to the building, taking into account the nature of those alterations and the particular circumstances of this site, which would enable the ongoing retention of the protected building, it is considered that the extent of works would be acceptable in respect of Policy GP16(A).

No extensions are proposed as part of this scheme.

Whether the proposal has any impacts on the special interest of the protected building or the character of the surrounding area

The whole of the barn, the main dwelling and the fellowship room that adjoins the main dwelling, are protected.

The Authority also has a duty under Section 34 of the Law to wherever possible ensure the special interest of a protected building is not harmed and to pay special to preserving the protected building's special characteristics. This duty is encapsulated in Policy GP5 which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

The value of the elements of the building has been assessed against the magnitude of impact of the proposed works, in accordance with BS 7913:2013. On balance, the works have been found to be a reasonable aspiration that outweigh the harm to the special interest of the building, subject to conditions in relation to the following:

- Large scale drawings of all new and replacement external doors and windows;
- To ensure that the stonework used in the reconstruction of the northwest corner of the barn matches the remainder of the wall in terms of its type, colour, texture and method of laying;
- A requirement for in the first instance for the existing roof and ridge tiles to be reinstated, prioritising the eastern roof slope of the barn and a sample of

any replacement roof and ridge tiles required to supplement the existing to be submitted for approval;
- Full details and a sample of the proposed paving;
- Details of the external appearance of all new vents and extractors.

No extensions are proposed as part of the scheme and given that the alterations proposed will be to repair the existing building in materials to match the existing, the proposal would improve the visual character of the host building and the character and appearance of the surrounding Conservation Area. A landscaping scheme has also been included as part of the proposal which will help the development assimilate into its surroundings. The proposal therefore complies with policies GP1, GP4 and GP8 in this respect.

Whether the proposed dwelling achieves appropriate levels of amenity

The proposed accommodation would exceed the minimum standard for a one bedroom unit under the Building Regulations. In terms of accessibility to and within the building and the provision of flexible accommodation the accommodation is provided for on a single floor with a level threshold providing good circulation space and a suitable level/standard of accommodation. The barn will benefit from its own private amenity space to the south of the site and will also have access to a shared communal area with shared bin stores and a bike store. The barn will share the existing access point into the site, but the open courtyard and communal parking area is to be reconfigured to provide allocated parking for the main dwelling, the fellowship room and an allocated parking space has been provided for this barn conversion.

A suitable outlook will be provided for the internal rooms and overall a good level of amenity will be provided for the future occupiers of this unit.

Whether there are any impacts on the amenity of adjoining residential properties.

The scheme would not cause harm to the privacy or amenities afforded to the occupiers of the main dwelling, or to the future occupiers of the converted fellowship room should planning permission be granted to allow it to be converted into a residential dwelling (under the concurrent application).

Outside of the site the nearest residential property is situated 40m south and at this distance the proposal would not cause harm to residential amenity.

Sustainability, accessibility and adaptability

In terms of accessibility, it is noted that there is a ground floor accessible WC, open plan living area and adaptable internal layout and that the requirements of the Building Regulations and Lifetime Homes guidance have been considered. Given the constraints associated with the conversion of an existing building, the information provided is considered adequate to address the requirements of Policy GP8 f) & g).

In terms of sustainability, the proposal comprises the re-use of an existing building. Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations, within the constraints of the conversion of an existing structure and 6 no. solar panels are proposed to the east-facing roof slope. In these circumstances the information submitted is adequate to meet the requirements of Policy GP9a).

Other Issues

Car parking and bicycle parking has been allocated on the site for the proposed dwelling and the scheme would utilise the existing vehicle access point and would not result in harm to highway safety.

In light of the above, it is recommended that the proposed change of use is approved, subject to the conditions set out above.

Date: 13/01/2026