

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 Fellowship Room to dwelling and associated works , install hard standing and create additional parking area, erect bike and bin stores to communal area (Protected Building).(Protected Building).

LOCATION: The Rectory, 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: 13/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7774-01 B1A, B2C, B3C, B4A, B5A.

Application Ref: FULL/2025/0824

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.Prior to the removal of the existing door large scale drawings of the replacement door to a scale of 1:20 with sections at 1:5, shall 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.Prior to re-laying/relocating externally the stone floor from within the barn to the position shown on the approved drawings, the pattern of laying shall have been submitted to and agreed in writing by the Authority. The paving shall be laid in accordance with these approved details prior to the first occupation or completion of the development whichever is the sooner.

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

6.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.

7.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.

8. 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.

9. 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.

10. 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 6 of this permission.

Reason - To ensure a satisfactory form of development.

Expiry Date: This permission will cease to have effect on 12/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Care must be taken when removing the earthbank and planting the new hedge to ensure that no alterations are made to the adjacent fountain/well.

For the avoidance of any doubt the landscaping scheme as shown on drawing ref 774-01 B2 C forms part of this application.

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/2025/0824
Property Ref: H004870000
Valid date: 29/05/2025
Location: The Rectory Rue Du Presbytere Forest Guernsey GY8 0BR
Proposal: Convert Fellowship Room to dwelling and associated works , install hard standing and create additional parking area, erect bike and bin stores to communal area (Protected Building).(Protected Building).

Applicant: The Constables Of Forest

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 removal of the existing door large scale drawings of the replacement door to a scale of 1:20 with sections at 1:5, shall 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. Prior to re-laying/relocating externally the stone floor from within the barn to the position shown on the approved drawings, the pattern of laying shall have been submitted to and agreed in writing by the Authority. The paving shall be laid in accordance with these approved details prior to the first occupation or completion of the development whichever is the sooner.

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7. 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.

8. 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.

9. 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.

10. 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 6 of this permission.

Reason - To ensure a satisfactory form of development.

INFORMATIVES

Care must be taken when removing the earthbank and planting the new hedge to ensure that no alterations are made to the adjacent fountain/well.

For the avoidance of any doubt the landscaping scheme as shown on drawing ref 774-01 B2 C forms part of this application.

OFFICER'S REPORT

Site Description:

The application site as outlined in red on the submitted plans comprises a wing attached to the west elevation of the Rectory building associated with Forest Church. The site forms part of a wider ownership including the associated house (a rectory), a detached barn 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 (the subject of this application) and detached barn to the west, 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/2025/0714	Convert building/barn to dwelling and associated works, install hard standing and create additional parking area, erect bike and bin stores to communal area (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):

Fellowship room

Brief Description of Development:

Planning permission is sought to convert the existing fellowship room (the wing) to a dwelling install hard standing, create additional parking area with associated works.

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 below.

As part of the application a structural report has been submitted a summary of the findings of the structural report is set out below:

Element	Nature	Condition	Works required
Foundations	The foundations would be typical of this type of structure comprising larger granite blocks sets set onto the ground around 100mm below the bottom of the wall.	In the absence of any evidence of settlement in the superstructure the foundation of the property is considered to be stable.	No work identified as required
External walls	Solid granite walled structure with door and window openings	The external walls are in good condition. There is evidence of minor structural movement in the form of minor cracking	This would need a localised repair to ensure that the building remains weathertight.

	in the north and south elevations.	and localised damage in the area of the eaves at the southwest corner which was mirrored internally with a vertical crack formed.	
Internal walls	Solid granite walled structure with door and window openings in the north and south elevations.	At lower level there is a central wall to support the first floor. In generally sound condition but contained areas where the pointed had started to deteriorate.	All cracks within the masonry to be repaired and repointed using lime mortar.
Roof structure	Comprises a series of raised-tie A-Frame timber trusses, supporting timber purlins, supporting timber rafters covered with slate tiles.	There is not evidence of any movement of the roof both internally and externally and externally the roof ridge was straight and the roof planes generally flat. No evidence of the roof leaking.	No works necessary

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

- Internally upgrade and line existing walls and ceilings;
- Repoint southwest corner of the gable wall using lime mortar;
- Specialist treatments to all timber elements to protect them from dry rot and insect attack;
- Remove existing cobbles from the ground floor and set these aside for re-use externally within the communal area;
- Lay a new 50mm eco screed concrete floor at ground floor;
- Trim excess joists at first floor and install a new staircase;
- Windows to be refurbished and retained;
- Door 1 on the drawings to be removed renovated and refitted.

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

OC1	Housing Outside of the Centres
OC2	Social and Community Facilities 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:

None

Consultations:

None

Summary of Issues:

Principle of the development and whether the 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).**

Principle of the development and whether the building is redundant

The application material states that the wing the subject of this application has a long established use as a fellowship room used in connection with Forest Church. This is evident following a review of the planning history for the site which confirms that in 2012 planning permission was granted (FULL/2012/1752) to install a ramped access to the fellowship room, which at that time was reported within a Public Amenity Use Class.

The application material confirms that in 2017 the Constables (who own the buildings on this site) moved all activity from the wing to the Forest Douzaine Room which since refurbishment has become the location for committee meetings, fellowship groups and all other church related events.

The main house to which this building is attached (The Rectory) is also owned by the Forest Constables and comprises a large five bay property set on large grounds with sufficient storage space internally. The proprietors of that property do not have access to the fellowship room the subject of this application nor has it been used for residential purpose. Although part of the ground floor of the building is currently used as a store as part of the plans submitted a communal store has been proposed that will be shared with the main dwelling to provide additional storage space.

For the purpose of Policy OC2 the existing facility is no longer required and has already been adequately provided in the locality at the Forest Douzaine Room. For the purpose of Policy GP16(A) it is also accepted that the building is no longer required for its last known purpose and is considered to be redundant.

Whether the building is of sound and substantial construction and whether the works required to facilitate the conversion are extensive

The proposed conversion is for residential use. A structural report has been submitted in support of the application which notes that the building is robust in its construction and is free from any significant foundation movement or structural displacement.

Works proposed to facilitate the conversion are set out in the 'Brief Description of Development' above. These works (as itemised above), are not considered to amount to extensive alteration or rebuilding for the purpose of Policy GP16(A). All 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).

The residential unit will be accommodated within the existing envelope of the building without the need for any extensions or substantial alterations.

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 wing (the fellowship room the subject of this application) the main dwelling to the east, and the detached barn to the west 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;
- Prior to relocating/relaying the stone floor from within the barn to its external position shown on the drawings, further details to be submitted to confirm the pattern of laying of the stone;
- For no alterations to be made to the fountain/well when removing the adjacent earthbank and planting the new hedge;
- 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 localised repointing 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 would therefore comply with policies GP1, GP4 and GP8 in this respect.

Whether the proposed dwelling achieves appropriate levels of amenity

The proposed accommodation substantially exceeds the minimum standard for a three person two bedroom unit under the Building Regulations and would exceed Nationally Described Space Standards. The layout of the building achieves a good living environment, whilst working with the constraints of the existing building and will also benefit from a good level of private amenity space for the future occupiers to the south.

To the west of the building a shared communal courtyard area is proposed with shared bin stores and a bike store. The dwelling will share the existing access point into the site, but the open courtyard and communal parking area is to be reconfigured to provide two allocated parking spaces for the proposed dwelling, two for the main dwelling, and one for the barn (proposed to be converted subject to application ref: FULL/2025/0714).

A good outlook over the south facing garden 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 barn 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 circa 35m 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 an accessible WC on both floors, 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. 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.

Conclusion

Overall the proposal accords with the purpose of the Law, material considerations and relevant planning policies and approval is recommended, subject to the conditions outlined above

Date: 07/01/2026

