

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: Variation to previously approved plans to erect 1.5 storey extension to west (side) elevation (Protected Building) - Increase floor area to create link extension for ancillary living at first floor level (Retrospective).

LOCATION: Le Gardinet, Ruelle De Fries, Castel.

APPLICANT: Mr & Mrs J Regnard

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: 09/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects: 2019/03.53C, 54A, 55A, 56A, 57A & 58A.

Application Ref: FULL/2025/0858

Property Ref: D012770000

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 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.

3.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 03/05/2024, issued under planning application reference FULL/2023/2372, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

4.For the avoidance of doubt, this decision permits the erection of an extension to be used as an integral part of and incidental to the principal dwelling presently known as Le Gardinet. It does not permit the creation of a separately occupied annex or an independent dwelling.

Reason - To define the permission for the avoidance of any doubt. The use of the extension for any other purpose would require a separate grant of planning permission and involve different planning policy considerations.

Expiry Date: This permission will cease to have effect on 03/05/2027 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/2025/0858
Property Ref: D012770000
Valid date: 22/05/2025
Location: Le Gardinet Ruelle De Fries Castel Guernsey GY5 7PW
Proposal: Variation to previously approved plans to erect 1.5 storey extension to west (side) elevation (Protected Building) - Increase floor area to create link extension for ancillary living at first floor level (Retrospective).

Applicant: Mr & Mrs J Regnard

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 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.

3. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 03/05/2024, issued under planning application reference FULL/2023/2372, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

4. For the avoidance of doubt, this decision permits the erection of an extension to

be used as an integral part of and incidental to the principal dwelling presently known as Le Gardinet. It does not permit the creation of a separately occupied annex or an independent dwelling.

Reason - To define the permission for the avoidance of any doubt. The use of the extension for any other purpose would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

Retrospective planning permission is requested for variations to works previously approved to erect a 1½ storey extension to the west (side) elevation (FULL/2023/2372). The variations involve creating a link extension at first floor level to create additional habitable accommodation.

The site consists of a traditional farmhouse, outbuildings of varying age and an area of agricultural land under the same ownership to the north-east and east. The whole of the house and the barn to the south is a protected building. The 20th century elements involving the east timber lean-to, north kitchen and conservatory, lean-to to the south barn and sheds to the north and north-east are not protected.

The site is located Outside of the Centres, the agricultural land to the north-east of the dwelling is within an Agriculture Priority Area.

Relevant History:

10/03/2025 – FULL/2024/1691 – Permission granted to erect single storey extension and covered pergola to north (rear) elevation, install air source heat pumps to west and east elevations (partially retrospective) (Protected Building) (Revised).

03/05/2024 – FULL/2023/2372 – Permission granted to erect 1½ storey extension to west (side) elevation, install hard surfacing to south (front) of property, change of use of agricultural land to domestic land (775sqm) and alterations to vehicle access (partially retrospective) (Protected Building) (Revised).

05/09/2022 – FULL/2022/0145 – Permission granted to demolish extension and outbuilding and erect 2 storey extension to north (rear) elevation, erect single storey plant room/gym and erect wall and gate to east elevation (Protected Building).

30/09/2021 – FULL/2021/1569 – Permission granted to demolish lean-to extension to east (side) elevation. Install dormer window and rooflights to north (rear) elevation. Internal alterations and replacement windows and doors (partially retrospective) (Protected Building).

04/05/2021 – FULL/2020/1571 – Permission granted to re-roof dwelling and demolish chimney - (Retrospective) (Protected Building).

04/05/2021 - FULL/2020/1528 – Permission granted to demolish lean-to extension and erect single storey extension to east elevation, replace roof, alterations to fenestration and internal alterations to outbuilding to create dower unit (Retrospective) (Protected Building).

14/11/2019 – FULL/2019/1823 – Permission granted to demolish and rebuild chimneys, reconstruct section of wall on south and east elevations, remove roof, remove fascias and gutters and internal alterations (Protected Building).

Existing Use(s):

Residential use class 1: dwelling house
Agriculture use class 28

Assessment: *(Tick as appropriate)*

no representation

✓
✓
✓
✓

accords with policy

within curtilage

design acceptable

visual amenity acceptable

no material neighbour impact

traffic not affected

✓
✓
✓

Policies considered most relevant:

Policy GP5: Protected Buildings
Policy GP8: Design
Policy GP9: Sustainable Development
Policy GP13: Householder Development

Conclusion/Brief comment:

The link extension is set back from the front elevation of the building and would not form a prominent feature from public viewpoints. The link extension would be largely connected to a recently constructed garage and extension to the rear and would have no adverse effects on the special interest of the protected building. The link extension achieves a satisfactory standard of design and accords with Policies GP13, GP5 and GP8.

The link extension is well-related to and forms an integral part of the approved dwelling and provided that the accommodation is only used for purposes ancillary to the existing dwelling, the proposal accords with Policy GP13, this can be dealt with by condition.

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.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 08/07/2025