

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 outbuilding / ancillary living unit and hardstanding to south boundary.

LOCATION: Pagmar, Les Querites, Castel.

APPLICANT: Mr & Mrs R Le Page

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: 11/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Viage: 24015-004, 005, 006, 007

Application Ref: FULL/2025/0994

Property Ref: D010610000

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.

Expiry Date: This permission will cease to have effect on 10/08/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the erection of a domestic outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as Pagmar. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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/2025/0994
Property Ref: D010610000
Valid date: 10/07/2025
Location: Pagmar Les Querites Castel Guernsey GY5 7EE
Proposal: Erect single storey outbuilding / ancillary living unit and hardstanding to south boundary.

Applicant: Mr & Mrs R Le Page

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).

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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.

INFORMATIVES

For the avoidance of doubt, this decision permits the erection of a domestic outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as Pagmar. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

Pagmar, Les Querites is a detached, two-storey dwelling with render exterior and pitched roof. Vehicular access is adjacent to the north site boundary and serves both the dwelling and agricultural land to the east, to the rear of the dwelling. Residential properties are situated to the north, east and west of the site whilst land to the immediate south is open and undeveloped agricultural land. Landscaping (hedgerow/trees) exist to the north, south and east site boundaries. The west boundary is the roadside boundary with Les Querties.

The site is located Outside of the Centres and within the Agriculture Priority Area (APA) as designated in the Island Development Plan. The site forms the edge of this Agriculture Priority Area with the land/properties to the north, west and immediate east falling outside the APA whilst land to the south and southeast is within this designated area.

The land falls within the Uplands, Escarpment Landscape Character Area as set out in Annex V of the Island Development Plan (IDP) which "is an inland "fossil" cliff forming the northern and western edges of the Upland Plateau ... [it acts] as a physical division and as a visual backdrop which can be seen from the lower ground throughout the north and west of the Island."

Relevant History:

FULL/2024/1755 - Change of use of agricultural land to domestic garden (482 sqm) – granted

Existing Use(s):

01 dwellinghouse
28 agriculture

Assessment: *(Tick as appropriate)*

no representation

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accords with policy

x

within curtilage

x

design acceptable

x

visual amenity acceptable

x

no material neighbour impact

x

traffic not affected

x

Policies considered most relevant:

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Ancillary Living Unit Guidance

Representation:

One letter of representation has been submitted raising the following points:

Permission was granted for the extension of curtilage and now the ancillary living unit would be erected on that land. This highlights the fears of many people concerned about the loss of agricultural land to domestic garden. The can be a positive force for our flora and fauna if well thought out and the Planning Service must consider the Strategy for Nature SPG, however, the system can be abused. Have the environmental net gain proposals of 2024 been actioned?

Conclusion/Brief comment:

Planning permission has been granted for the change of use of agricultural land to domestic garden and the landscape management plan condition (no. 5) has been approved. There is currently no breach of condition (no. 4) in relation to the implementation of approved planting/earthbank because the condition requires the planting for biodiversity enhancement to be carried out by 31st March 2026.

The existing ponds were considered by DPA as part of the biodiversity proposals for the change of use of land application and although not shown on the drawings they would fall on land further east than the proposed ancillary living unit. In any event, the retained and managed agricultural land as a wilderness area in addition to the approved earthbank and hedge planting remain proportionate in relation to the land now within the domestic garden area of the property.

The application relates to the erection of a detached ancillary living unit adjacent to the south site boundary comprising an open plan living area with kitchenette, bedroom with ensuite bathroom and an attached store (internal access only). The

building is shown to have a timber clad exterior and pitched, tiled roof with entrance door, principal windows and patio doors facing north into the shared garden area. A number of windows are also shown facing the south site boundary where open, agricultural land exists beyond but which is currently screened by boundary landscaping. The drawings show clear pathways between the house and ancillary living unit proposed and explain that the unit will be occupied by one family member with access only via the driveway/parking of the main house. The garden area, services/utilities and main meals will be shared with the main house.

The position of the building is such that it will face north into the garden area of the main house and although set away from the main dwelling remains acceptable accords with GP13 in relation to ancillary living units.

The building represents a good standard of design that respects the local built environment. The south site boundary is marked by mature planting therefore the building will not be unduly visible from outside the site nor result in harm to the open landscape beyond the site boundaries.

The building is situated away from residential neighbours and will not result in harm to privacy nor cause overshadowing or loss of light to neighbouring occupiers. The scheme will offer occupiers of Pagmar with more flexible and adaptable accommodation that can respond to their changing needs.

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.

Recommendation:

Grant with Conditions



Date: 11/08/2025

