

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 domestic outbuilding for use as an ancillary living (east of site).

LOCATION: Purbeck, Croutes Havilland, St. Peter Port.

APPLICANT: Mr J Willcocks

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: 23/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7585-02: 7585-01 B1, B2

Application Ref: FULL/2025/1001

Property Ref: A409380000

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 22/07/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the erection of an outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as Purbeck. 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/2025/1001
Property Ref: A409380000
Valid date: 19/06/2025
Location: Purbeck Croutes Havilland St. Peter Port Guernsey GY1 1ET
Proposal: Erect single storey domestic outbuilding for use as an ancillary living (east of site).

Applicant: Mr J Willcocks

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.

INFORMATIVES

For the avoidance of doubt, this decision permits the erection of an outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as Purbeck. 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:

Purbeck is a one and a half-storey dwelling that occupies a corner plot on Croutes Havilland with garden extending to Fort Road to the east. The roadside boundary is marked by a hedge. The property is detached and set back in the site, with projecting element close to the south site boundary. Residential properties are situated to the north, west and southeast of the site whilst land to the east of Fort Road is open land.

The application relates to the erection of a detached, pitched roof outbuilding situated towards the east of the site. The building is proposed as an ancillary living unit containing an open plan living, dining and kitchenette, wetroom and bedroom. The submission has been accompanied by supporting information regarding the family need for a building which will be wheelchair accessible. The building has large sliding doors to the bedroom and the living area facing west towards the main house. Secondary fenestration is proposed to the north and east elevations. The proposed building is proposed to have a metal clad exterior (walls and roof) with black windows/doors and solar panels to the west roofslope.

The application has been accompanied by supporting and policy information which highlights the building line of Croutes Havilland and Fort Road, that a number of options were explored and that the building will be fully wheelchair accessible within easy reach of support. The submission also addresses how the accommodation would be ancillary to the main house with direct lines of sight between the living spaces of Purbeck and the proposed accommodation, that there will be shared utilities/services, vehicular access and parking and with the garden equally accessible from both Purbeck and the proposed ancillary living unit. Confirmation is provided that the occupiers will be family members, with unrestricted access to the main house and all its facilities, including the full kitchen.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

Pre-application advice was sought in this case.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation

☐

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:

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Representation:

One letter of representation has been submitted commenting on the application and raising the following points:

- Although the submission states that the unit would be in shade from the afternoon it would only be in partial shade from very late afternoon and would, in fact, have views of the wests wonderful sunsets
- The unit will be partially shaded by the gable end of Little Stainton
- The impact on Fort Road would be very severe – with the black metal roof it resembles a shed
- Although the submission refers to agricultural buildings in the vicinity, none exist
- All the surrounding buildings are light in colour
- The proposed black, tin shed is out of character in the area and in total contrast to the buildings at Grace Stables
- The submission does not include any photographs of the proposed building from the gateway from Fort Road which is misleading
- Will there be any access to the unit from Fort Road through the existing gate (for owner or visitor parking)?

Conclusion/Brief comment:

The comments and concerns raised regarding the design and appearance of the building are noted. The IDP does not seek to restrict the architectural style of new development providing the scale, mass, detail and character of the surrounding built

form has been considered. Where a good standard of design is achieved, then either contemporary or traditional design approaches that respect and complement the character of the surrounding area may be appropriate.

The proposed outbuilding represents a good standard of design, its position in the garden of Purbeck and its single-storey design is such that the building will respect the local built environment where building ages, types, heights and materials are varied. Although the accommodation is single-storey only it provides accessible accommodation and also more flexible and adaptable accommodation that can respond to the changing needs of all occupiers of Purbeck. The position of the building on site has sought to make efficient and effective use of land in terms of retaining practical amenity space to be shared.

The building considers the health and well-being of occupiers and neighbours of the development in terms of sunlight/daylight and access to open space. The building will not result in overshadowing or loss of light to adjoining occupiers nor overlooking and loss of privacy.

The representation highlights that there is a secondary access to the site, from Fort Road although the application makes no reference to this being used to provide access to or as the main point of access for the ancillary living unit. Parking and access is all shown to be via Croutes Havilland. As an existing access and as the outbuilding is proposed, and so has been assessed, as being ancillary to the main house it would not be reasonable to seek to prevent or limit the use of the access by occupiers of Purbeck and the ancillary living unit.

Although not closely related, physically, to the main house the submission has sought to address both the matter of the location of the building and its proposed use and in this case the proposed ancillary living unit is considered acceptable.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9. The scheme also proposes the installation of solar panels

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: 18/07/2025