

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: Change of use of part of ground floor and 1st floor to west of dwelling (Use Class 1) to self-catering unit (Use Class 8).

LOCATION: La Parchonnerie, Les Rouvets Road, Vale.

APPLICANT: Mr & Mrs B & S Daking

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: 22/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/07/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture - 3346-DR-001, 002, Block Plan.

Application Ref: FULL/2025/1159

Property Ref: C021270000

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.The development hereby approved shall be used only for Visitor Economy Use Class 8 and for no other purpose of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

5.The use hereby permitted shall be operated only by the occupants of the dwelling currently known as La Parchonnerie and, should the approved use cease, the approved part of the building to which this permission relates shall revert to accommodation ancillary and incidental to the residential use of that dwelling under Residential Use Class 1 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Taking into account the siting and relationship of the approved self-catering unit to the existing dwelling, the independent operation of the visitor use would likely raise amenity issues.

Expiry Date: This permission will cease to have effect on 21/09/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please ensure that you notify the Planning Service in writing of the date on which the change of use takes place. Once the change has been made the property will be classified as shown above. Failure to notify the Planning Service as required may lead to delay in any future property search or use class enquiry resulting from incorrect classification of the property.

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/2025/1159
Property Ref: C021270000
Valid date: 24/07/2025
Location: La Parchonnerie Les Rouvets Road Vale Guernsey GY6 8NQ
Proposal: Change of use of part of ground floor and 1st floor to west of dwelling (Use Class 1) to self-catering unit (Use Class 8).

Applicant: Mr & Mrs B & S Daking

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. The development hereby approved shall be used only for Visitor Economy Use Class 8 and for no other purpose of the Land Planning and Development (Use Classes)

Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

5. The use hereby permitted shall be operated only by the occupants of the dwelling currently known as La Parchonnerie and, should the approved use cease, the approved part of the building to which this permission relates shall revert to accommodation ancillary and incidental to the residential use of that dwelling under Residential Use Class 1 of the Land Planning and Development (Use Classes) Ordinance, 2017 or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Taking into account the siting and relationship of the approved self-catering unit to the existing dwelling, the independent operation of the visitor use would likely raise amenity issues.

INFORMATIVES

Please ensure that you notify the Planning Service in writing of the date on which the change of use takes place. Once the change has been made the property will be classified as shown above. Failure to notify the Planning Service as required may lead to delay in any future property search or use class enquiry resulting from incorrect classification of the property.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a traditional, detached dwelling-house which lies on a large plot that forms the corner of Les Rouvets Road and Rue Des Marais, Vale. The property has been extended and altered over time.

The principal elevation faces north, with a subservient wing to the east, accessed via the driveway to the south of the property.

A further subservient one and a half-storey extension exists to the west of the building with first floor catslide dormer along with an attached vinehouse. The remains of pig sties exist to the west of the property.

A detached garage lies to the west of the property.

Part of the dwelling-house is used as a physiotherapist business (public amenity use class 18) which was approved as part of application FULL/2021/0918.

Planning permission was later granted in 2022 to extend the building at ground, first floor and second floor level, amongst other works (FULL/2022/0709). It was noted in the 2022 submission documents that the dwelling would incorporate a dower offering space for visiting friends and family (or future nanny) with services would be shared with the main house, and direct access between the dower and main dwelling.

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

Planning permission is sought to change the use of part of the ground floor and 1st floor of the dwelling (Use Class 1) to self-catering unit (Use Class 8). The area in question focuses towards the western part of the house. The self-catering unit will consist of proposed bedroom at ground floor level, leading onto a bedroom and kitchen/living room and shower room at first floor level. The overall footprint is approximately 54 sqm as set out in the agent's letter. The self-catering unit will have its own entrance to the front of the house and would be self-contained.

Relevant History:

FULL/2024/0942	Variation to previously approved plans for change of use of dwelling (residential use class 1) to mixed use as part dwelling (residential use class 1) and part physiotherapist (public amenity use class 18). Extend and alter at ground, first and second floor levels, erect detached garage to west boundary - Raise and alter garage roof height and form to create store at first floor level, install external steps to south elevation.	Granted
FULL/2022/0709	Change of use of dwelling (residential use class 1) to mixed use as part dwelling (residential use class 1) and part physiotherapist (public amenity use class 18). Extend and alter at ground, 1st and 2nd floor levels, erect detached garage to west boundary, install gate to existing vehicle access and create additional vehicle access	Granted
FULL/2021/0918	Change of use of dwelling (residential use class 1) to mixed use as part dwelling (residential use class 1) and part physiotherapist (public amenity use class 18).	Granted

Existing Use(s):

Residential (residential use class 1)/physiotherapist business (public amenity use class 18).

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 OC8 (A)	Visitor Accommodation Outside of the Centres – New, Extension, Alteration or Redevelopment of Existing Uses.
Policy GP4	Conservation Areas
Policy GP8	Design
Policy GP9	Sustainable Development

Conclusion/Brief comment:

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.

Policy OC8(A) supports new visitor accommodation Outside of the Centres where it is created through change of use of existing buildings or conversion of redundant buildings and where proposals accord with all other relevant policies of the Island Development Plan.

In this case, and for the avoidance of any doubt, the proposal involves the change of use of an existing building, and not a redundant building and therefore Policy GP16 would not be engaged.

Policy OC8(A) supports proposals where:

“a. the development is of a scale that is appropriate to the character of the location, is undertaken sensitively and so as not to detract from the openness and landscape character of the locality and does not undermine the vitality of a Centre; and,

b. any additional facilities are ancillary or ordinarily incidental to the principal use as visitor accommodation in terms of scale and use, are proportionate to the amount of visitor accommodation available at the site

and would not have an adverse effect on the visual quality and landscape character of the location”.

The facilities provided are within the existing envelope of the dwelling and are considered to form an acceptable level of visitor accommodation. No external alterations or structural changes to the building are required to facilitate the change of use. The self-catering unit will be served by the existing parking area to the front and will share the amenities and facilities of the main house such as parking, garden, utilities.

Consequently, the scale of the alterations to the dwelling are considered to be appropriate to the character of the location for the purposes of Policy OC8, and the openness and landscape character of the locality will not be affected.

A single unit of self-catering accommodation would have no significant effect on any Main or Local Centre, and would not undermine the vitality of any Centre.

Criterion ‘b’ is not relevant to the assessment of this application given that no additional ancillary or incidental facilities are proposed as part of the visitor accommodation.

There will be no significant adverse effect on the amenities of neighbouring residents in terms of noise and/or disturbance with regards to comings and goings.

The agent has confirmed that the building is complete and accords with Building Regulations and therefore satisfies the provisions of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 22/09/25

