

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: Demolish outbuilding, erect single storey outbuilding for ancillary living to south of property.

LOCATION: Happy Hollow, Route Des Roulias, Forest.

APPLICANT: Mr & Mrs G Alderson

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: 23/04/2026

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: G E Le Friec: G.A./01A & /02A.

Application Ref: FULL/2025/1200

Property Ref: H00636D000

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. If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. The additional accommodation hereby permitted shall remain an integral part of and ancillary to the principal dwelling presently known as Happy Hollow, and shall not at any time be severed from that dwelling to provide a self-contained unit of accommodation separate from the principal dwelling.

Reason - To ensure that the approved outbuilding remains ancillary and incidental to the principal dwelling to prevent the establishment of a separate dwelling or other independent accommodation.

Expiry Date: This permission will cease to have effect on 22/04/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

There is evidence to suggest that the application site may be the subject of contamination. The developer is responsible for ensuring that any development satisfactorily addresses any risk from contamination.

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/2025/1200
Property Ref: H00636D000
Valid date: 24/07/2025
Location: Happy Hollow Route Des Roulias Forest Guernsey GY8 0AS
Proposal: Demolish outbuilding, erect single storey outbuilding for ancillary living to south of property.

Applicant: Mr & Mrs G Alderson

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. If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has

submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. The additional accommodation hereby permitted shall remain an integral part of and ancillary to the principal dwelling presently known as Happy Hollow, and shall not at any time be severed from that dwelling to provide a self-contained unit of accommodation separate from the principal dwelling.

Reason - To ensure that the approved outbuilding remains ancillary and incidental to the principal dwelling to prevent the establishment of a separate dwelling or other independent accommodation.

INFORMATIVES

There is evidence to suggest that the application site may be the subject of contamination. The developer is responsible for ensuring that any development satisfactorily addresses any risk from contamination.

OFFICER'S REPORT

Site Description:

The application site comprises a semi-detached bungalow situated to the south of La Rue des Agneaux and to the east of Rue des Roulias. The property is accessed via an existing vehicle access track to the south of the site which links to Rue des Roulias to the west.

Surrounding the site the area comprises residential properties to the north, east and west with a redundant vinery and residential property beyond to the south. Beyond the residential property to the west on the opposite side of Rue des Roulias is the airport runway.

The site is situated Outside of the Centres and within the Airport Consultation Zone as designated in the Island Development Plan.

Relevant History:

The site was the subject of pre-application discussions.

Existing Use(s):

Residential – Use Class 1

Brief Description of Development:

Planning permission is sought to demolish an existing outbuilding and to erect a single storey outbuilding for ancillary living to the south of the property.

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

GP1 Landscape Character and Open Land
GP8 Design
GP9 Sustainable Development
GP13 Householder Development
GP17 Public Safety and Hazardous Development

Representations:

None

Consultations:

Guernsey Airport

By email dated 30th July 2025 a representative from the airport stated the following:

“Thanks for sending this through - I can confirm receipt.

Given the proximity of this dwelling to the airport, it will need assessing for impacts to safety critical in-flight procedures. At the moment these are costing between £4-£5k per assessment, it could be more if further interrogation is required. This cost will need to be covered by the applicant.

If they are willing to take forward the application and subsequent assessment, I will need to know the indicative height in metres above ground level for the proposed dwelling. Once content, I will submit the request to our colleagues responsible for the assessment.”

Following this initial consultation response and discussions with the applicant’s agent, the scheme was revised and the pitched of the roof of the scheme was lowered to be slightly below the height of the existing dwelling. The States Airport was reconsulted and by mail dated 30th October 2025 stated the following:

“I have discussed the application proposal with Matt. Unfortunately, due to its proximity to the airport’s IFP protected area, it still requires an assessment as

mandated for all applications within this zone. I understand this may be disappointing for the applicant. We can assist with the assessment, but the cost will be at the applicant's expense."

This was relayed to the applicant's agent who requested that the application be held in abeyance to allow for the required report to be completed. Further discussions were then held between representatives from States Airport and the company commissioned to complete the required report. The representative from the States Airport then confirmed the following by email dated 11/03/2026:

"Good afternoon, Edward. Thank you for your time on the phone earlier and for providing the additional information. We have reviewed our topographical survey 1732 and confirmed that the current dwelling / building 1667 on the property although is an obstacle it does not penetrate our obstacle limitation surface. I have also spoken with the Chief Technical Officer, who is satisfied that it does not affect our navigation systems. In addition, after discussing the matter with the former Head of Airside, all were content that an IFP assessment is not required, provided the proposed dwelling is built in accordance with the plans you shared and the final roof height does not exceed that of the existing structure."

States Office of Environmental Health and Pollution Regulation (OEHPR)

By letter dated 20th August 2025 stated the following:

"I have reviewed the proposed plans to demolish an outbuilding and erect a single storey outbuilding to the south of the above site. There is an issue of concern that I must raise.

I have interrogated Guernsey Historic Maps, Historic Orthophotos, and Cadastre Registry of Land which show there were once heated greenhouses at the site. There is consequently the potential for the land to be contaminated. I would therefore recommend that the following condition is attached to any consent granted for this application:

Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

*as built drawings of the implemented scheme;
photographs of the remediation works in progress;
certificates demonstrating that imported and/or material left in situ is free from contamination.*

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Informatives/Advice Notes

With reference to condition XX a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

I would be grateful if these issues are considered during the determination of this application."

Summary of Issues:

- Whether the proposal forms accommodation ancillary to the main dwelling;
- the impact of the proposal on the character and appearance of the surrounding area;
- impact on neighbouring dwellings;
- impact on the public safety and the operation of the airport.

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).**

Planning permission is sought to demolish an existing outbuilding (situated to the south of the dwelling) and to erect a single storey outbuilding in the same position to form an ancillary living unit.

The proposed outbuilding is of an appropriate scale, mass and form and will be seen in context with other outbuildings in similar positions belonging to adjacent properties and therefore would not detract from the openness or landscape character of the surrounding area. The design of the proposal and the materials to be used will match the existing dwelling in-keeping with the character and appearance of the surrounding area.

Given the position of the proposal and its distance from any neighbouring residential properties, it will not have any significant impact on the amenities afforded by the occupiers with regard to sunlight, daylight or loss of privacy.

The proposed ancillary living unit will comprise a lounge, kitchen/living area, a bedroom, bathroom and study all at ground floor level. In support of the application the applicant's agent by letter (dated 07/06/25) has confirmed that the proposal will be used for a purpose ancillary to the main use of the dwelling house by the applicant's, and their son and his family will move into the main dwelling house. The letter also confirms that the garden space, utilities, bills, parking and storage will all be shared with the occupiers of the main dwelling.

Although the floor space of the ancillary living unit is relatively generous, the relationship of the occupiers of the dower unit and the principal dwelling, the nature of use and facilities to be shared indicate that the additional accommodation would be subsidiary to and dependent upon the principal dwelling unit. In addition, the size and layout of the site and the relationship between the principal dwelling and the

outbuilding would not enable the site to be easily subdivided without compromising the amenity of both the outbuilding and the principal dwelling.

It is recommended that for the avoidance of any doubt a condition is included on any permission to ensure that the accommodation provided remains ancillary to the main dwellinghouse.

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.

As referred to above, the application site is situated within the Airport Consultation Zone for the airport which is situated to the west beyond the neighbouring property. Following deferral of the application and the submission of revised plans which lowered the height of the proposed outbuilding to be slightly lower than the main dwelling, representatives from the airport have confirmed that no harm would be caused to the safe operation of the airport and no objections have been raised. The scheme therefore complies with Policy GP17 of the IDP in this respect.

The States Office of Environmental Health have recommended that due to the previous use of the site as a vinery and the proposed nature of the development and works (that require the breaking of the ground) that a condition is included on any permission for a robust contaminated land risk assessment to be submitted to and approved in writing by the Authority. However, the proposed outbuilding will replace an existing outbuilding and will be situated within the domestic curtilage of the property where many of the planning exemptions (that would allow for the breaking of ground) would apply. No change of use is proposed as part of the application and in this instance therefore it would be unreasonable and unjustifiable to request such a robust assessment to be undertaken and instead it is recommended that a condition is included for the Authority to be contacted in the first instance should any land contamination be discovered during the construction of the proposed outbuilding.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

It is recommended that planning permission be granted subject to conditions.

Date: 22/04/2026

