

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 2 storey extension with raised terrace area, erect single storey pool house and pergola and relocate swimming pool, erect retaining wall and landscaping to south (rear) elevation and internal alterations to main dwelling. Erect single storey outbuilding (garage/gym) to north of site. Alterations to fenestration and façade of west elevation and install rooflight to south elevation of outbuilding/staff accommodation to north of property (Protected Building).

LOCATION: La Maison De Haut, Rue Des Massies, St. Saviour.

APPLICANT: Mr G Tee

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: 23/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects -- 3700 PL01, PL02, PL03, PL04, PL05, PL06A, PL07, PL08.

Application Ref: FULL/2025/1225

Property Ref: E003560000

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.For the avoidance of doubt, the stone to be used in the reconstruction of the wall adjacent (north-east) to the pool house hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone, in accordance with the approved details on drawing no: PL02.

Reason - To preserve the special interest of the setting of the protected building.

5.For the avoidance of doubt, the stone to be used in the construction of the new garage frontage hereby permitted, shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone, in accordance with the approved details on drawing no:PL04 and PL08.

Reason - To preserve the special interest of the setting of the protected building.

6.The existing stone cobbled finish at the rear (south) of the main house, leading up to the approved steps, shall be retained.

Reason - For the avoidance of doubt. The existing stone cobbled finish positively contributes to the setting of the protected building.

7.This decision permits the creation of habitable accommodation for staff accommodation which shall be used as an integral part of and ancillary to the principal dwelling presently known as La Maison De Haut, in accordance with the agent's letter of 23rd July 2025 and for no other purpose. It does not permit the creation of a

separately occupied annex or an independent dwelling, or for staff accommodation unconnected with the main dwelling.

Reason - For the avoidance of doubt. To ensure that the use of the dwelling-house remains within residential use class 1 and to ensure that the habitable accommodation created does not become self-contained and/or independent from the main-house. This would require a separate grant of planning permission and involve different planning policy considerations.

Expiry Date: This permission will cease to have effect on 22/01/2029 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/2025/1225
Property Ref: E003560000
Valid date: 12/08/2025
Location: La Maison De Haut Rue Des Massies St. Saviour Guernsey
GY7 9TA
Proposal: Erect 2 storey extension with raised terrace area, erect single storey pool house and pergola and relocate swimming pool, erect retaining wall and landscaping to south (rear) elevation and internal alterations to main dwelling. Erect single storey outbuilding (garage/gym) to north of site. Alterations to fenestration and façade of west elevation and install rooflight to south elevation of outbuilding/staff accommodation to north of property (Protected Building).

Applicant: Mr G Tee

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.

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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. For the avoidance of doubt, the stone to be used in the reconstruction of the wall adjacent (north-east) to the pool house hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone, in accordance with the approved details on drawing no: PL02.

Reason - To preserve the special interest of the setting of the protected building.

5. For the avoidance of doubt, the stone to be used in the construction of the new garage frontage hereby permitted, shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone, in accordance with the approved details on drawing no: PL04 and PL08.

Reason - To preserve the special interest of the setting of the protected building.

6. The existing stone cobbled finish at the rear (south) of the main house, leading up to the approved steps, shall be retained.

Reason - For the avoidance of doubt. The existing stone cobbled finish positively contributes to the setting of the protected building.

7. This decision permits the creation of habitable accommodation for staff accommodation which shall be used as an integral part of and ancillary to the principal dwelling presently known as La Maison De Haut, in accordance with the agent's letter of 23rd July 2025 and for no other purpose. It does not permit the creation of a separately occupied annex or an independent dwelling, or for staff accommodation unconnected with the main dwelling.

Reason - For the avoidance of doubt. To ensure that the use of the dwelling-house remains within residential use class 1 and to ensure that the habitable accommodation created does not become self-contained and/or independent from the main-house. This would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

The application site known as "Maison De Haut" is an old farmstead made up of a collection of buildings of different ages, all of which are located south of Rue Des Trepieds.

The site is large, bounded by lanes on the north and south sides, by fields to the southwest and a neighbouring protected building to the northwest, 'Les Padins farm' which is a farmstead with C16 origins.

The application site is located Outside of the Centres and within an Agriculture Priority Area as designated in the Island Development Plan.

The whole of the old house, the new house and the two-storey barn are recognised as protected buildings. The listing also includes, the stone princeux, garden walls, roadside walls, gate, mounting steps, stone troughs and granary stones, terrace walls and cobbles.

The proposal includes erecting a two-storey extension with a raised terrace area, erecting a single storey pool house and pergola, relocating the swimming pool, building a retaining wall and along with landscaping to the south (rear) elevation, and making internal alterations to main dwelling.

It is also proposed to erect a single-storey outbuilding (garage/gym) to the north of the site and make alterations to the fenestration and façade of the west elevation and install a rooflight to the south elevation of the outbuilding/staff accommodation to the north of the property.

An application was submitted in 2020 (FULL/2020/0761) to demolish extensions and erect a single and two storey extension to the south (rear) elevations and make internal alterations. Significant concerns were raised with regards to the replacement extensions, in particular, the lack of a cohesive design that satisfactorily preserves the special interest of the building, and its setting. The application was later withdrawn by the agent.

Relevant History:

Reference No	Description	Decision	Date
FULL/2020/0761	Demolish extensions and erect single and two storey extensions to south (rear) elevations and internal alterations (Protected Building).	Withdrawn	2020
PREA/2020/0164	Internal alterations; install staircase to attic and division of attic into living accommodation including installation of dormer window or rooflight to rear of main dwelling. (Protected Building).	Pre-application enquiry	2020
PAPP/1997/3361	Extend and alter dwelling.	Granted	1997
PAPP/1997/0399	Extend and alter dwelling.	Granted	1997

Existing Use(s):

Residential

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:

GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP13 Householder 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.

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. This duty is reflected in Policy GP5 of the IDP which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

Main house:

The majority of the extensions to the rear of the main house are 20th Century and are acceptable to demolish as they are clearly modern and the design does not relate well to the rest of the buildings and are detractors, therefore can be demolished under Policy GP5(b).

The Victorian parts of that extension, however, are historic in their own right, albeit a later phase. These aspects include the two-storey section containing bedroom 3 and the kitchen and utility on the ground floor. It is acceptable under GP5(b) to demolish the utility as it clashes in plan with the tourelle and is a detracting element of the building when considering special interest.

With regard to the demolition of the two-storey Victorian rear extension, the harm caused would not be so substantial to reasonably justify refusal. This decision has been reached when taking into account the overall significance of the site which predominantly relates to earlier phases of development, which pre-dates the Victorian extension and the detail and quality of the Victorian elements. Furthermore, removing the two storey Victorian extension would uncover the original, 16th Century, rear façade of the property.

On balance, it is acceptable under GP5 to remove all the rear extensions and the overall special interest of the group of buildings is not harmed.

The design of the proposed extension and the impact on the protected building:

With regards to the proposed extension, the extension adopts a contemporary modern design and appearance and has been carefully designed to connect to the main house in a sympathetic and lightweight manner by adopting a glazed link.

With regards to the impact on the protected building, the protected building notice includes in the area of the proposed extension; the Victorian rear extensions, terrace walls and cobbles.

It is considered that the areas of walls and cobbles to the rear of the main house date back to the 19th Century where the glasshouses were very close to the rear of the property. Although it is recognised that some are much later, possibly installed between 1979 and 1990 when the pool was installed.

The most south-easterly straight wall is a 19th century side to a vinehouse, but the curved walls of the terrace are loose stone which look more like 1980's groundworks. As such, the proposal to retain (re-build) the wall next to the new pool-house and remove the curved walls is acceptable in terms of GP5, on condition that the wall is re-built to match using the same materials.

There is an area of stone paving which is part of the listing which is shown as steps up to the glazed link, although the materials of the steps and the ground are not clarified on the plans submitted. Consequently, it is reasonable to attach a planning condition to ensure that the stone cobbles located to the rear of the main dwelling are retained in situ to preserve the special interest of the protected building.

On the whole the benefit of the extension in terms of GP5 is that it focuses the majority of the new facilities which may be expected of a group of buildings of this scale, to the outside of the protected building and thus limits the damage to the historic fabric of the building itself. The design of the extension and impact on the protected building are acceptable under Policy GP8 and GP5, respectfully.

Ancillary buildings:

The agricultural store located to the west of the site is located within the domestic curtilage and is not included within the listing of the property. Its removal is acceptable under Policy GP13.

Whilst large, the proposed design of the new gym and garage will assimilate into the agricultural character of the site and blend into the landscape well. Consequently, the proposed structure adopts a good standard of design (Policy GP8) in terms of its scale, mass and form and achieves good quality materials, finished in a dark colour.

The building to be used for staff accommodation is not protected but it has an effect on the setting of the protected parts of the site. The proposed works essentially removes the timber parts of the façade and replaces them with more robust materials to change it into an ancillary habitable building. It is proposed to use clay pantiles, stone infill walls to match the existing, timber sash windows and timber doors, all of which are good quality, appropriate and respectful to the setting of the protected building.

The use of the building for staff accommodation on site is acceptable under Policy GP13 provided that the accommodation remains ancillary to the main house and is not used for any other purpose and does not become severed from the property. A condition to this effect should be attached to the decision.

It is reasonable to attach a planning condition to ensure that the proposed stone walls adjacent to the pool house, and the infilled section of the outbuilding to the north to be used for staff accommodation are constructed in a manner to preserve the special interest of the protected building.

There is a discrepancy between the Ground Floor Plan (PL04) and the Elevations (PL08) in that the outer face of the internal granite wall between the living room and the bedroom is shown to be retained, although the elevations do not correlate with this detail and show a new granite wall. Whilst not critical to the decision, the agent may wish to consider to retain the outer face of the internal granite wall, with the new walls butted up against them, to retain as much as possible of the original structure.

Impact of the proposed buildings on the surrounding landscape and built environment:

The size of the site is substantial and despite the very large size of the proposed extension attached to the rear elevation of the main house, the resultant effect of the development on the wider landscape character or built environment, including the settings of any protected buildings, is likely to be limited.

The main focus of the development is to the rear of the property, away from public vantage points and therefore diminishes the visual impact accordingly.

The new garage and the new gym building would be visible over the fields, but it replaces a similar agricultural building and is shielded by a hedgebank.

Drawing PL07 shows that this building is a simple agricultural shed of high quality and dark materials, this will mean that the building will blend well with the rural surroundings and wider landscape.

The alterations to the staff accommodation and the new extension would have little or no effect on the surrounding landscape or built environment.

Sufficient information has been submitted that has taken into account the criteria 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: 23/01/25

