

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 part of outbuilding to south-east and west, convert outbuilding to dwelling and erect extension to west.

LOCATION: Outbuilding and land at Rue de Calais, Calais Lane, St. Martin.

APPLICANT: Mr R Wickins

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: 29/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: G.E Le Friec - R.W./01, 02.

Application Ref: FULL/2025/1391

Property Ref: J01709B000

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.Prior to development commencing on site the position of existing trees located within the approved domestic curtilage shall be submitted to and agreed in writing by the Authority. The trees located within the approved domestic curtilage shall not be felled, lopped, topped or uprooted without the previous written agreement of the Authority. Any trees removed, dying, being severely damaged or becoming seriously diseased shall be replaced with trees of such size and species as previously agreed in writing by the Authority.

Reason - The removal of trees on the site would have a detrimental effect on the rural landscape character.

5.(a) Prior to the domestic curtilage being brought into first use, full details of all proposed planting as shown on drawing R.W.02, including the species, size and density of plants at the time of planting, shall be submitted to and agreed in writing by the Authority. (b) The plants shall be planted in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season following the domestic curtilage being brought into first use. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - The condition is required to ensure that full details of the planting are provided to ensure that the completed development is satisfactory, provide biodiversity enhancements in accordance with the Strategy for Nature SPG and is carried out within a reasonable timeframe.

6.There shall be no occupation of the dwelling until the bicycle store has been constructed in accordance with drawing R.W./01 &02.

Reason - This condition is imposed to make sure that the cycle storage is constructed to offer occupiers of the dwelling the opportunity to travel by alternative modes of transport in the interests of sustainability.

7. There shall be no occupation of the dwelling until the electric vehicle charging point hereby approved has been installed and made operational in accordance with drawing R.W./02.

Reason - In the interests of sustainable development (Policy GP9 - Sustainable Development).

Expiry Date: This permission will cease to have effect on 28/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. It is recommended that the site is inspected by a suitably qualified person prior to any building works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

Prior to the fixings of the solar panels on the existing roof, it is recommended that you contact the Authority due to the material of the roof.

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/2025/1391
Property Ref: J01709B000
Valid date: 27/08/2025
Location: Outbuilding and land at Rue de Calais Calais Lane St. Martin
Guernsey
Proposal: Demolish part of outbuilding to south-east and west, convert
outbuilding to dwelling and erect extension to west.

Applicant: Mr R Wickins

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. Prior to development commencing on site the position of existing trees located within the approved domestic curtilage shall be submitted to and agreed in writing by the Authority. The trees located within the approved domestic curtilage shall not be felled, lopped, topped or uprooted without the previous written agreement of the Authority. Any trees removed, dying, being severely damaged or becoming seriously diseased shall be replaced with trees of such size and species as previously agreed in writing by the Authority.

Reason - The removal of trees on the site would have a detrimental effect on the rural landscape character.

5. (a) Prior to the domestic curtilage being brought into first use, full details of all proposed planting as shown on drawing R.W.02, including the species, size and density of plants at the time of planting, shall be submitted to and agreed in writing by the Authority. (b) The plants shall be planted in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season following the domestic curtilage being brought into first use. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - The condition is required to ensure that full details of the planting are provided to ensure that the completed development is satisfactory, provide biodiversity enhancements in accordance with the Strategy for Nature SPG and is carried out within a reasonable timeframe.

6. There shall be no occupation of the dwelling until the bicycle store has been constructed in accordance with drawing R.W./01 &02.

Reason - This condition is imposed to make sure that the cycle storage is constructed to offer occupiers of the dwelling the opportunity to travel by alternative modes of transport in the interests of sustainability.

7. There shall be no occupation of the dwelling until the electric vehicle charging point hereby approved has been installed and made operational in accordance with drawing R.W./02.

Reason - In the interests of sustainable development (Policy GP9 - Sustainable Development).

INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. It is recommended that the site is inspected by a suitably qualified person prior to any building works. It is recommended that you contact La Société Guernesaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

Prior to the fixings of the solar panels on the existing roof, it is recommended that you contact the Authority due to the material of the roof.

OFFICER'S REPORT

Site Description:

The site consists of a detached single storey building with a corrugated roof and an area of unmanaged undeveloped land to the south-east.

The site is situated to the north of Calais Lane and the building was formerly a horticultural building forming part of Calais Vinery.

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

Relevant History:

Reference No/ Year	Description	Decision
CLU/2023/0755 Certificate of Lawful Use	Regularise use of building as a dwelling house (Residential Use Class 1).	Refused
PREA/2019/2400	Extend and alter dwelling	Pre-application enquiry
PREA/2018/1282	Change of Use of packing shed to residential unit.	Pre-application enquiry
	Royal Court Appeal to utilise packing shed as a dwelling	Dismissed
PAPP/1993/3141	Utilise packing shed as dwelling (retrospective)	Refused
PAPP/1993/1015	Utilize packing shed as dwelling on premises (retrospective)	Refused
1991	Utilise packing shed as a dwelling (retrospective).	Refused
1991	Enforcement investigation into the unlawful use of packing shed as a residential unit.	Enforcement

Existing Use(s):

Agricultural – Use class 28 agriculture.

Brief Description of Development:

Planning permission is sought to convert an outbuilding to a dwelling, and change the use of agricultural land to domestic garden (approximately 757sqm).

The east, south and west boundaries of the proposed dwelling will feature new native hedging.

The existing floor plan shows a bedroom, hall, living area, kitchen and bathroom. It is understood that the former packing shed had been converted into a dwelling-house unlawfully a number of decades ago although has since become disused and has fallen into a state of disrepair.

The proposed floor plan shows the internal configuration unchanged from the existing unlawful use of the building, although the existing bathroom wing located on the west elevation will be demolished and rebuilt on the same footprint.

It is noted on the drawing submitted that the outbuilding will feature insulation on the interior of the solid walls, and that the existing timber frame wall and external timber boarding are to be retained, and finished with thermal insulation internally. A section of the external studwork will be infilled on the north elevation. The floor will be finished with a floating floor system with T&G ply flooring on top. Similarly, the roof collars will be infilled with rigged insulation, as well as installing thermal board and skimmed internally.

The proposed dwelling will be served by an electric charging point, cycle store and parking to the east of the proposed dwelling.

The application has been supported by a structural engineer's report which has provided a visual assessment of the condition of the building. It is concluded in the report that the block built areas are free from structural movement to the walls, the ridgeline is straight and there is no visible lateral displacement and is structurally stable, and has the capacity to support additional loads associated with the roof upgrade required to convert to a residential dwelling. The foundations, by inspection, have the capacity to support the existing structure as well as the additional loadings to support the proposed conversion. The timber frame walls to Areas 3 & 4 are in good condition and the sole plate is raised above ground level with raised concrete plinths. To convert the building into residential use, insulation would be required which could be installed between the studs and noggins before new ply sheeting could be installed on the internal face (as it previously was) to give the walls the necessary rigidity, whilst improving the thermal performance of the building. The structural engineer has concluded that the building is of sound and substantial construction and has the capacity to be converted to a residential property with

minor amendments to the timber frame walls and that the alterations required are easily achievable in the current state of the structure without having a detrimental effect on the structure itself or having to change any of the elements structurally.

However, notwithstanding the above, the existing west wing (bathroom) is currently beyond conversion and therefore requires to be demolished and rebuilt.

The application is complemented by the agent's letter dated 20th August.

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

OC1	Housing Outside of the Centres
OC5(B):	Agriculture Outside of the Centres – outside of the Agriculture
Priority Areas	
GP1	Landscape Character and Open Land
GP8	Design
GP9	Sustainable Development
GP15	Creation and Extension of Curtilage
GP16A	Conservation of Redundant Buildings
IP7	Private and Communal Car Parking.
IP9	Highway Safety, Accessibility and Capacity.

Strategy for Nature - Supplementary Planning Guidance (2020).

Annex I: Amenities

Representations:

The Authority has received one letter of representation from one party. Grounds for objection principally relate to the following issue:

- The development will have a negative impact on the natural beauty of the environment, biodiversity and horticulture.
- Increase in traffic.
- Not clear how asbestos will be handled on site as it comprises the roof and walls of the outbuilding.
- Renovation has occurred to the outbuilding throughout 2025 in attempt to improve the state of the outbuilding, prior to seeking planning permission.
- The development will impact on neighbour amenity as it's in close proximity.
- The outbuilding has been refused planning permission in the past.

Consultations:

None.

Summary of Issues:

- Whether the principle of residential conversion is supported under Policy OC1 and GP16(A).
- Whether the principle of the proposed change of use is supported under Policy GP15.
- The design of the proposed dwelling and the future living environment of occupier(s).
- Whether the impact of the development on the character and appearance of the area is acceptable.
- Whether the proposal would have any detrimental impacts on the amenities afforded to the occupiers of neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Policy OC5 (B) (Agriculture Outside of the Centres – outside the Agriculture Priority Areas) states that “Proposals for development which would result in the loss of an existing farmstead, agricultural buildings or land will be supported where the proposed new use accords with the other relevant policies of the Island Development Plan”. Policies OC1, GP16(A) and GP15 are most relevant in assessing this application and are set out below.

Whether the principle of residential conversion is supported under Policy OC1 and GP16(A).

Policy OC1 (Housing Outside of the Centres) states:

“proposals for the creation of new dwellings will only be supported where this is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building...Proposals for the conversion of redundant buildings to dwellings will be considered under Policies GP16(A): Conversion of Redundant Buildings...”.

Given that the proposal seeks to create new habitable accommodation through conversion of an existing redundant building the principle of the development is compliant with Policy OC1. The detailed design of the conversion is assessed below under Policy GP16(A).

Policy GP16 (A) (Conversion of Redundant Buildings) states that *“the conversion of an existing building will be supported where:*

- a. it is demonstrated that the building is no longer required or capable of being used for its current or last known purpose; and,*

The building in question consists of a former packing shed which once served the horticultural use of the site known as Calais Vinery. The glasshouses have since been cleared from the site, and therefore the structure is redundant and it has been satisfactorily demonstrated that it is no longer required or capable of being used for its current or last known purpose, in accordance with part a) of GP16 (A).

- b. the conversion will result in the establishment of either residential, social and community, industrial, storage and distribution, convenience retail in coastal locations in accordance with Policy OC4, visitor accommodation or office use or provide facilities for outdoor formal recreation or informal leisure and recreation uses; and,*

The conversion will result in the establishment of a residential property in accordance with part b) of GP16 (A).

- c. the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding; and,*

The application has been supported by a structural engineer's report.

The application does include a replacement bathroom to replace the existing, although the proposed footprint would remain the same as the existing and that the size of the western wing would not constitute 'extensive rebuilding' for the purposes of criterion (c) of Policy GP16(A) when taking into account the overall size of the outbuilding.

The report concludes that the building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding, and this conclusion is accepted.

- d. the proposals would have no adverse impacts on the special interest of a protected building and that such interest is appropriately and proportionately preserved and, where possible, enhanced; and,*

The building in question is not a protected building, nor would the conversion affect the setting of a protected building.

- e. the proposals would have no unacceptable impacts on the contribution a building of character makes to the character and appearance of the area; and,*

The building is not considered to make a positive contribution to the character or appearance of the surrounding area.

- f. the conversion and any ancillary development associated with it can be implemented without having any unacceptable adverse impacts on the character and openness of the landscape; and,*

With regards to the effect on the landscape character and openness of the area, the development is located behind ribbon development fronting onto Calais Lane. The site straddles both Cliffs (Coastal Landscapes) Plateau (Uplands Landscapes), as set out in the Landscape Character description (Annex V) of the Island Development Plan.

The general character of the Cliffs is described as being:

“one of the most dramatic landscape types in Guernsey. The cliffs drop sheer from the Upland Plateau into the sea, cut by occasional short, steep valleys and backed by largely undeveloped agricultural topland. The combination of these features creates a dramatic open landscape which contrasts with the intimate enclosure of the Island’s interior.

The ‘Cliff Tops’ are the areas immediately backing the crest of the cliffs. This sub-zone roughly covers the first 300 metres of the Upland Plateau’s southern edge. This area drains south while most of the remainder of the Plateau drains to the north and west. The topland is generally flat, open pasture, divided by low earth banks and occasional fortifications and contrasting strongly with the vertical cliffs below. Although occasional glasshouses, trees and houses interrupt the flat open character of the landscape, particularly around Jerbourg, the topland still remains largely undeveloped.”

The general character of the Plateau and South Eastern Plateau is described as being characterised by:

“... a web of hedges, banks, hedgerow trees and tree-lined lanes, which enclose numerous small pastures. Interspersed through this field pattern are a series of small scattered settlements, usually in lower sheltered ground and surrounded by mature trees. Many of these hamlets reflect traditional Guernsey architecture. The settlements tend to be clustered around a church, a spring or a lavoir (public washing area) and are sometimes connected by a network of narrow green lanes which wind around the field boundaries. In places, former green lanes have been upgraded to roads, but even the main roads are often no more than 14 ft wide. A number of pastures have been replaced by glasshouses and residential development but the landscape fabric of hedges, banks and tree-lined lanes generally keeps views short, except in the more open west. However, the airport and the ribbon development which has grown up alongside main roads over the last 50 years, particularly in St Martin, is not well-screened and impacts on the traditional settlement pattern and character of the landscape. The parishes which make up much of this plateau area tend to each have a distinctive character and provide the basis for division into sub-zones of Western, Central and South Eastern Plateaux...

The 'South Eastern Plateau' extends from St Peter Port to include St Martin. The general character of this plateau area is of established development interspersed with open fields and large mature gardens, all with a complementary cover of garden, hedgerow and roadside trees. Ribbon development has an impact in some areas, although the overall character of much of the area remains intrinsically rural."

When taking into account the spatial pattern of development in the localised area, the proposed site would connect the general swathe of development to the east and west of the application site, and would not be unduly prominent due to its secluded position. Moreover, a large stable block has been recently constructed to the north-east of the proposed dwelling, and therefore has already altered the pattern of development in the surrounding built environment. It therefore could be argued that the proposed siting of the dwelling and the associated curtilage is *relatively well associated with existing built development which arches from east-to-west, as opposed to forming a significant part of the larger area of agricultural/ undeveloped land to the north or east.*

It is also noteworthy that the size of plots and curtilage sizes in relation to properties to the south-east of the application site are typically much larger than those located to the west of the application site, which are typically smaller and narrower. The size of the proposed curtilage associated with the development is more akin to the plots located to the east of the application site. It is therefore reasonable to conclude that the size of plots and domestic curtilages in the surrounding area are typically mixed in terms of their size and form and therefore the proposed development would not be at odds with the wider landscape character, and there would be not compelling justification to reduce or restrict the size of the proposed curtilage in this particular case.

Due to the secluded position of the site, together with the extent of domestic curtilage proposed to the south of the building, it is not considered necessary nor reasonable in this case to remove the exemption rights for certain types of development which could otherwise be carried out under the Land Planning and Development (Exemptions) Ordinance, 2023 within the proposed curtilage. The type of development that would be exempt under the Exemptions Ordinance is unlikely to have an undue effect on the landscape character of the area given the siting of the proposed dwelling-house, and its spatial relationship to the surrounding built environment. Furthermore, the access to the proposed dwelling is private and therefore the proposed dwelling, or its associated curtilage, is not highly visible in public vantage points along Calais Road.

It is important to require by condition that the existing trees on site are accurately located and adequately protected within the approved domestic curtilage to, prior to the commencement of development, to avoid unnecessary harm to the rural landscape.

In addition, the proposed boundary planting as shown on the drawings submitted is likely to clearly define the proposed domestic curtilage, avoid encroachment onto agricultural land, as well as improving bio-diversity on the site in accordance with the Strategy for Nature (2020).

Overall, the *proposal is unlikely to have a significant adverse effect on the landscape character of the area and therefore is in accordance with criterion f) of GP16(A), and policies GP15 and GP1.*

g. the conversion would not require more than modest extension to the existing building for it to be achieved; and,

The agent's drawings notes that there will be a 1.7% increase in the total floor area (equating to 65.80sqm). Consequently, the proposed increase is regarded as forming a 'modest' extension to the existing building for the purposes of Policy GP16 (g).

h. the proposal would have no unacceptable adverse impacts on the amenities and enjoyment of neighbouring properties and the surrounding area.

Despite the concerns raised in the representation received, the proposed dwelling will not have a detrimental impact on the amenities of neighbouring residents with regards to factors such as overlooking, overshadowing, noise, disturbance or emissions, particularly when taking into account the distance and relationship to neighbouring properties, coupled with proposed boundary treatment.

The proposal accords with part h) of GP16 (A).

Policy GP15 (Creation and Extension of Curtilage)

The impact of the development on the landscape character has been addressed above under Policy GP16(A).

The application site is not located within an Area of Biodiversity Importance, or adjacent to one.

The application site is not located within an Agriculture Priority Area.

The proposal has not indicated the removal of established boundary features that contribute positively to the character of an area, although has demonstrated that new boundary planting is proposed around the perimeter of the proposed domestic curtilage. Consequently, based on the information provided, in which further details can be conditioned accordingly, the proposed boundary treatments is considered to make an equal or potentially an enhanced positive contribution to the character of the area and also takes into account the Strategy for Nature (2020).

The proposal is not considered to adversely affect the reasonable amenity of neighbouring residents.

Whether the design of the proposed dwelling and the future living environment of occupier(s)

When viewed comprehensively, the proposed dwelling achieves a good standard of design for the purposes of Policy GP8 when taking into account its size, materials and proposed habitable accommodation. The proposal is compliant with Policy GP8 (Design), and will achieve a satisfactory internal and external living environment for future occupiers.

Provision has been made for secure bicycle provision, and an electric charging point, which should be conditioned appropriately. Whilst the proposal includes solar panels on the roof, it is unsure how these would be fixed to the roof given its asbestos composition and therefore it is not considered necessary to require such provision via condition.

The agent has provided sufficient details confirming that the proposal will comply with the Building Regulations, and includes over-sized accessible rooms, open plan living and access onto rear private land at a level threshold.

Whether the impact of the development on the character and appearance of the area is acceptable.

The conversion of the existing packing shed, together with the natural level of domestication typically associated with a house, will naturally alter the character and appearance of the locality from what it is lawfully recognised as. Although the degree of change would be limited when taking into account the design and layout of the dwelling, coupled with the proposed perimeter planting, its position setback from the road and restricted views into the site.

The overall siting of the development is considered acceptable when taking into account the wider spatial pattern of development as described above.

Whether the proposal would have any detrimental impacts on the amenities afforded to the occupiers of neighbouring properties.

As discussed above, the proposed development is not considered to have a significant detrimental effect on the amenities of neighbouring residents, taking into account the design of the converted dwelling, its single storey nature, layout of fenestration, distance and relationship to neighbouring properties and proposed landscaping.

Other matters:

When taking into account the lawful use of the outbuilding which would have been used for horticulture/agriculture with uncontrolled and unrestricted vehicle movements, the conversion of the structure to a single dwelling-house is not considered to cause intensification that would merit concern given the unrestricted movements under its former use. Consequently, the proposal will have not materially adversely affect highway safety or traffic management (Policy IP9) when taking into account the location of the site and its relationship to the surrounding area, together with its historical context.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Due to the derelict condition of the existing building, an informative should be attached in relation to bats or other wildlife that may be roosting or nesting within the building. The applicant should be advised to contact La Société Guernesiaise.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

The representation submitted has been carefully considered as part of this application, and where appropriate such as matters including the amenities of neighbouring residents, and the effect on the landscape, agriculture, traffic, bio-diversity has been assessed as set out in section 2 above. All other points raised in the letter of representation are not a material consideration as set out in Part IV of the Land Planning and Development (General Provisions) Ordinance, 2007, and any planning permission that might be granted would be without prejudice to the normal legal rights and privileges of third parties.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on Protected Buildings, Trees or Monuments, or SSS's.

For the reasons set out within this report, it is recommended that the application should be granted planning permission, subject to conditions.

Date: 24/10/25

