

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 low wall, install replacement roof covering with rooflights to south-east elevation, internal and fenestration alterations to outbuilding barn (Protected Building).

LOCATION: Le Groignet, Route Des Talbots, Castel.

APPLICANT: Mr M Martin

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: 28/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch+: 229-3-309, 310, 311 & 312

Application Ref: FULL/2025/1409

Property Ref: D002810000

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 the commencement of any work in connection therewith details of the:
a) Large scale drawings (1:20 elevations and 1:5 sections) of all new and replacement external doors and windows; and
b) External appearance of all new vents and extractors
Shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

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

5.The rooflights hereby approved shall be fitted flush with the roof plane in which they are installed.

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

6.This permission does not infer any consent for the wholesale replacement of lintels and cills within the existing building without the prior written approval of the Authority.

Reason - For the avoidance of doubt, to conserve the fabric and special interest of the protected building.

Expiry Date: This permission will cease to have effect on 27/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Le Groignet. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats or birds may be roosting or nesting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that a ground level roost assessment and breeding bird survey are undertaken by a suitably qualified ecologist ahead of any disturbance or building work on site to ensure that the works do not result in a breach of the Animal Welfare Ordinance.

For the avoidance of doubt, the barn may only be used for purposes that are integral and incidental to the principal dwelling presently known as Le Groignet. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2025/1409
Property Ref: D002810000
Valid date: 19/09/2025
Location: Le Groignet Route Des Talbots Castel Guernsey GY5 7AL
Proposal: Demolish low wall, install replacement roof covering with rooflights to south-east elevation, internal and fenestration alterations to outbuilding barn (Protected Building).

Applicant: Mr M Martin

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 the commencement of any work in connection therewith details of the:
- a) Large scale drawings (1:20 elevations and 1:5 sections) of all new and replacement external doors and windows; and
 - b) External appearance of all new vents and extractors

Shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

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

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6. This permission does not infer any consent for the wholesale replacement of lintels and cills within the existing building without the prior written approval of the Authority.

Reason - For the avoidance of doubt, to conserve the fabric and special interest of the protected building.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Le Groignet. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats or birds may be roosting or nesting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that a ground level roost assessment and breeding bird survey are undertaken by a suitably qualified ecologist ahead of any disturbance or building work on site to ensure that the works do not result in a breach of the Animal Welfare Ordinance.

For the avoidance of doubt, the barn may only be used for purposes that are integral and incidental to the principal dwelling presently known as Le Groignet. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

The application relates to the detached granite outbuilding to the south of the main house at Le Groignet. The scheme proposes to replace or opened up various windows/doors with others refurbished and five rooflights are proposed to the southeast roofslope. Internal works include timber supports for the existing beams above and the opening up of an internal ground floor room.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan. The property is a protected building. The whole building, together with the outbuildings and roadside arched entrance (situated to the southeast of the site) fall within the protected building listing.

Relevant History:

FULL/2025/1505 - Erect agricultural store and decking area over lake, to north of lake side (site of Protected Building) – under consideration

FULL/2025/1507 - Erect 1.5 storey outbuilding with covered terrace, raised walkway and external steps to lower agricultural terrace to north of property. Erect single storey agricultural outbuilding/tractor barn to south-east boundary (site of Protected Building) – under consideration

Existing Use(s):

01 dwellinghouse

28 agriculture

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder development

Consultation:

Agriculture, Countryside and Land Management Services - It should also be noted that buildings of this type and construction have the potential to support nesting birds and roosting bats. The building, in particular, contains openings and ledges intended to encourage roosting birds. It is recommended that a ground level roost assessment and breeding bird survey are undertaken by a suitably qualified ecologist ahead of any disturbance or building works on site to ensure that the works do not result in a breach of the Animal Welfare Ordinance (2012).

Conclusion/Brief comment:

The proposals represent a good standard of design that respect the character and appearance of the locality and will not impact on the amenities of any surrounding residents given the position of the building in relation to site boundaries.

The works proposed will offer the occupiers of the main house with more flexible and adaptable accommodation.

Overall, the works proposed represent the reasonable aspirations of the property owner and accord with Policy GP5. The works will not result in undue harm to the special interest of the protected building or the setting of the main house. A number of planning conditions are recommended.

To reinstate the former openings in the northwest and southeast elevations with new timber units would represent a reasonable aspiration of the property owner however, there are important stone and timber lintels and the drawing (sections and photograph) includes a note that states "reinstate existing opening. Investigate suitability of existing lintels for reuse. Install new timber double doors". To approve the drawing with this note would allow for the wholesale removal of important lintels which would not be acceptable. Important stone cills have also not been addressed.

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

In view of the above it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 24/10/2025