

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: Variation to previously approved plans to demolish pigsties, erect single storey detached garage/workshop to north-west boundary - Omit garage door and install 2 doors and alterations to fenestration.

LOCATION: No 1 La Heche, Route De La Passee, St. Sampson.

APPLICANT: Mr P Ferbrache

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: 20/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH Freelance Architecture - PF-22-1098-02E, 03D

Application Ref: FULL/2025/1414

Property Ref: B01864B000

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 on or before the 20/03/2026.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect

unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 21/03/2023, issued under planning application reference FULL/2022/2307, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5.The southern garage shall be used for purposes incidental to the residential occupation of No 1 La Heche only, and the garages shall be used only for the parking of vehicles and incidental, domestic storage and for no other purpose whatsoever, including the running of any trade or business.

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

Expiry Date: This permission will cease to have effect on 20/03/2026 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/2025/1414
Property Ref: B01864B000
Valid date: 18/09/2025
Location: No 1 La Heche Route De La Passe St. Sampson Guernsey
Proposal: Variation to previously approved plans to demolish pigsties, erect single storey detached garage/workshop to north-west boundary - Omit garage door and install 2 doors and alterations to fenestration.

Applicant: Mr P Ferbrache

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 on or before the 20/03/2026.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 21/03/2023, issued under planning application reference FULL/2022/2307, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5. The southern garage shall be used for purposes incidental to the residential occupation of No 1 La Heche only, and the garages shall be used only for the parking of vehicles and incidental, domestic storage and for no other purpose whatsoever, including the running of any trade or business.

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

OFFICER'S REPORT

Brief Description of the site:

The site is wedge shaped divided from the three La Heche cottages directly to the south-east by the access track to the agricultural land which lies to the south-west of the site. The access from Route de la Pensee is located to the northern side, and a mature boundary hedge runs along the northwest of the site.

The site is located Outside the Centre and is not within the Agriculture Priority Area.

Revised plans were submitted to accurately reflect the land and property ownership of the applicant.

Relevant History:

FULL/2017/0381 – Extend domestic curtilage and erect boundary wall (Approved)

FULL/2022/2307 – Demolish pigsties, erect single storey detached garage/workshop to north-west boundary.

(Approved)

FULL/2025/0298- Change of use of agricultural land to domestic garden (462sqm) and associated works (Retrospective).

(Approved)

Existing Use(s):

01 Dwelling houses

Assessment: (Tick as appropriate)

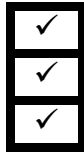
no representation



visual amenity acceptable



accords with policy
within curtilage
design acceptable



no material neighbour impact
traffic not affected



Policies considered most relevant:

GP8 – Design

GP9 – Sustainable development

GP13 – Householder development

Conclusion/Brief comment:

Previous application FULL/2022/2307 approved the erection of a triple garage within the curtilage of No 1 La Heche, as this was considered acceptable under Policy GP13 as ancillary works within the curtilage of a dwellinghouse which improve the functionality of the dwelling.

The approved triple garage featured three external garage doors but was not divided internally, and so was considered as a garage to serve No 1 only. The current application states that the division into two is to allow the building to serve No 1 and with an additional garage to be rented out to a neighbour. Although this neighbour is currently unidentified, the site is located within a residential area and will offer a newly built garage facility with good access. It is not anticipated that there will be a lack of demand for such a facility. The use of the southern garage will therefore be conditioned to be used for residential storage in association with the occupation of No 1 La Heche and the northern garage shall be conditioned to be used for residential storage only, and not in connection with a trade of business as this would require a separate assessment, and this is the use which was proposed in the application.

The variation to omit the previously approved garage door and install two doors to the front elevation and rear elevation, along with other changes to fenestration is considered acceptable under GP13, subject to the appropriate use of the garage for domestic purposes which will be secured by condition as considered above.

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.

Recommendation:

Grant with Conditions



Date: 12/11/2025

