

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 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).

LOCATION: Le Groignet, Rue A L'Eau, Castel.

APPLICANT: Mr Mark 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: 19/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch+: 229-3-301, 302, 304, 305, 307, 308

Application Ref: FULL/2025/1507

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.Within six months of the date when use of the site for agricultural or horticultural purposes ceases, or such other period previously agreed in writing by the Authority, the tractor store building hereby permitted shall be removed from the site. The land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural/horticultural use of the land. There is no justification to retain the building if there is no longer any agricultural/horticultural use of the land.

Expiry Date: This permission will cease to have effect on 18/12/2028 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/2025/1507
Property Ref: D002810000
Valid date: 30/09/2025
Location: Le Groignet Rue A L'Eau Castel Guernsey GY5 7AL
Proposal: 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).

Applicant: Mr Mark 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).

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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. Within six months of the date when use of the site for agricultural or horticultural purposes ceases, or such other period previously agreed in writing by the Authority, the tractor store building hereby permitted shall be removed from the site. The land shall be re-instated so that it is capable of agricultural use within one year of the cessation of such use, or such other period as may be agreed beforehand in writing by the Authority.

Reason - Permission for the building has been granted only on the basis that it is required in association with the agricultural/horticultural use of the land. There is no justification to retain the building if there is no longer any agricultural/horticultural use of the land.

OFFICER'S REPORT

Brief Description of the site:

Le Groignet is a detached two storey property with accommodation in the roofspace, the property has been extended over time. To the southeast of the dwelling is a detached granite barn connected to the house via an archway. An area of parking exists to the northwest of the property and currently multiple vehicles are situated under the trees in this part of the site. Further parking/turning is available to the frontage area of the house. Le Groignet is set well back from Rue A L'Eau with a long driveway leading to the house. It is situated adjacent to the States Water Pumping Station site. There is a valley to the east of the property with wooded areas to the valley sides and generally across the site. There is a pond to the western boundary of the site with the pumping station site.

The application relates to the construction of a detached one and a half-storey timber frame garage to the northwest of the main house, within curtilage, containing a garage area with roller shutter doors, WC and utility facilities on the ground floor and a mezzanine store above accessed via an external staircase. To the rear of the garage is a proposed covered timber deck/terrace, walkway and timber stairs to link the upper and lower gardens. The scheme also proposes the erection of an open fronted tractor store with corrugated agricultural metal roofing and timber clad exterior on a brick plinth. This would be situated on agricultural land to the southeast, to the west of the access driveway leading to the house.

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/2025/1409 - Demolish low wall, install replacement roof covering with rooflights to south-east elevation, internal and fenestration alterations to outbuilding barn (Protected Building) – granted

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

Existing Use(s):

01 dwellinghouse

28 agriculture

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:

OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas

GP1: Landscape Character and Open Land

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Consultation:

Guernsey Water – no comments to add at this time.

Conclusion/Brief comment:

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.

The proposed garage and associated works are situated in close proximity to the main house and would represent ancillary accommodation associated with Le Groinget. The garage and associated walkway and steps represent a good standard of design that respects the character of the generally open environment. The building and associated works will not be highly visible from outside the site given

their location and established boundary treatments and will not result in harm to the amenities of any surrounding residential neighbours. The walkway and steps will provide better connectivity to the lower area of agricultural land beyond as currently there is no direct access from the domestic property to that land on foot and is a reasonable aspiration of the property owner. The garage and associated steps etc. would impact on the setting of the protected buildings at the site however this is not considered to have an unacceptable impact on the protected building and complies with Policy GP5 in terms of the reasonable aspirations of the property owner.

Turning to the proposed tractor store, although there is an existing protected barn within the domestic curtilage, immediately adjacent to the house, this has recently been granted permission for works to be undertaken in connection with its ongoing domestic use. The garage will house multiple cars/vehicles owned by the applicant. When considering OC5(A) therefore it has been demonstrated that there are no alternative buildings that could be used or adapted for this purpose. It was also noted at the time of the officer site visit that various pieces of machinery were situated across the site, often in sheltered spots to provide an element of protection from the weather. The submission notes that the applicant has 15 acres of land to manage.

The proposed siting is located within the plateau landscape character area as set out in Annex V of the IDP although is immediately adjacent to the valley landscape character which is to the north, east and west. The Annex notes that the steep, sheltered slopes of the valleys provide one of the main areas where woodland survives. The valleys form narrow, enclosed and tree-lined folds that divide the plateau. The impact of the small clustered settlements on the valley character is also noted in terms of the form and semi-natural character of the landscape. Fauquets and Talbot are highlighted as larger and broader valleys than others. The site is part of the Central Plateau where the Annex refers to the valley system that divides the plateau into two main ridges.

The proposed tractor store represents a good standard of design and is considered proportionate to the area of land within the applicant's ownership and control. The building is open fronted (back facing the road) although not tucked tight into the site corner due to trees/roots, topography and the setting of the protected gateway. It will be used for purposes ancillary to the agricultural use of the land/land maintenance. It will be visible from the adjoining road given its proposed position and the elevated nature of the field compared to road level however, as the scheme indicates, the building has been carefully situated so as not to appear unduly obtrusive in the streetscene being single storey, with the materials as indicated and having regard to the scattered nature of built development nearby. The building would not enhance, nor preclude visual access to the land on which it would be situated nor would it result in the loss of any trees or other landscape features.

The tractor store would impact on the setting of the protected arch to the east to a degree but the works would not result in unacceptable harm and complies with the aims of the policy and Law.

The proposals in this case are a sufficient distance from other nearby protected buildings for the settings of those buildings to not be affected.

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: 05/12/2025

