

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: Extend and alter WWII bunker to create an ancillary studio/outbuilding.

LOCATION: Pine Crest (Bunker), Les Queritez, Castel.

APPLICANT: Mr & Mrs F Hervouet

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: 16/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/09/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects: 2456 03.201A

Application Ref: FULL/2025/1513

Property Ref: D010980000+D010970000

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.Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), the external walls of the outbuilding to which this permission relates shall not be rendered or clad in timber or cement boards (other than any hereby expressly permitted) unless a further grant of planning permission has been granted to allow for such works.

Reason - To ensure the preservation of the building in its current form and to ensure that any such proposals can be properly considered in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 15/12/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please see the comments received from Festung Guernsey requesting permission to access the site to carry out a full survey of the structure. It is desirable that access be granted and that you contact them to make the necessary arrangements.

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/2025/1513
Property Ref: D010980000+D010970000
Valid date: 12/09/2025
Location: Pine Crest (Bunker) Les Queritez Castel Guernsey GY5 7ED
Proposal: Extend and alter WWII bunker to create an ancillary studio/outbuilding.

Applicant: Mr & Mrs F Hervouet

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. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that

Ordinance), the external walls of the outbuilding to which this permission relates shall not be rendered or clad in timber or cement boards (other than any hereby expressly permitted) unless a further grant of planning permission has been granted to allow for such works.

Reason - To ensure the preservation of the building in its current form and to ensure that any such proposals can be properly considered in the interests of visual amenity.

INFORMATIVES

Please see the comments received from Festung Guernsey requesting permission to access the site to carry out a full survey of the structure. It is desirable that access be granted and that you contact them to make the necessary arrangements.

OFFICER'S REPORT

Brief Description of the site:

The application site is a hilltop site that comprises a 1940's bungalow that shares the land with three German WWII bunkers/fortifications. Surrounding the site the area comprises residential properties to the north, south and west with St Germain Nature reserve to the east.

Access to the property is via a gateway off Les Querites (a two way road) in the northeast corner of the site, which links to Rue St Germain a one way access to the school and nature reserve.

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

Relevant History:

FULL/2025/0100	Demolish existing dwelling, erect replacement dwelling and associated works.	Approved 04/06/2025
FULL/2025/0323	Erect boundary wall, pillars, railings and gate to alter vehicle access.	Approved 27/05/2025

Existing Use(s):

Residential – Use Class 1

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:

Island Development Plan Policies

GP1 Landscape Character and Open Land
GP8 Design
GP9 Sustainable Development
GP13 Householder Development
IP9 Highway Safety, Accessibility and Capacity

Consultations

Festung Guernsey

By letter dated 8th October 2025 in relation to this application stated the following:

“Thank you for the opportunity to comment on Application FULL/2025/1513. We would like to begin by providing some historical context, as the descriptions of the fortifications within the application are, in our view, misleading.

During the Occupation, the Luftwaffe installed six heavy 8.8cm Flak batteries across Guernsey. Of these, Batterie Rabenstein in Torteval and Batterie Dolmen at L’Ancresse were constructed to full fortress standard and share near-identical layouts and design. Among the remaining four, only Batterie Gabelsberg, the site referenced in this application, featured permanent structures. The rest consisted of field positions and temporary wooden huts. The surviving elements at Batterie Gabelsberg, including the searchlight position under consideration, are both unique and historically significant.

With regard to the current application, we understand that the structure in question was originally built to house a large searchlight and its operating crew in the rooms below. We acknowledge that the proposed alterations appear sympathetic to the original structure and, on that basis, we raise no objection to the plans as submitted. However, we note that there is presently no intention to cover the granite cladding. We strongly recommend that this be formalised as a condition of approval to ensure its preservation, particularly in the event of future amendments to the application. Additionally, we request permission to carry out a full survey of this structure and, if feasible, those associated with the previous application using our specialist 3D survey equipment, prior to the commencement of any development.”

Conclusion/Brief comment:

Planning permission was recently granted to demolish the existing dwelling and to erect a replacement with associated works (FULL/2025/0100). Permission is now sought to extend and alter an existing bunker on the site to create an ancillary studio/outbuilding.

At ground floor other than a small extension to the external steps to the west elevation, the bunker will remain largely unaltered and internally will accommodate a store. Above at first floor, the proposal intends to erect an extension over the existing fortification to create a studio room with a lobby and WC.

Policy GP8 requires proposals for new development to achieve a high standard of design which respects and where appropriate enhances the character of the environment.

The overall scale and height of the proposed alterations have been kept to a minimum with a low profile flat roof and materials designed to be in-keeping and sympathetic to the host building and the overall character and appearance of the surrounding area. However, as part of the application, no details of the composite cladding has been provided and to ensure that a suitable material is used, it is recommended that a condition be included for further details to be provided. Furthermore, the application details show that the existing granite walls of the structure will be retained which add to the character of the host structure. Under Planning Exemptions external cladding could be applied without the need for planning permission and in light of the comments received from Festung Guernsey and to ensure that if proposed such an alteration is appropriately considered, a condition should be included removing such exemption rights. Subject to these conditions the design of the scheme is acceptable and complies with policy GP8.

Policy GP8 requires *inter alia* that proposals for new development will be expected to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space.

Although the windows in the north elevation will face towards a neighbouring property in this direction, the subject building is situated circa 15m from the shared boundary and the nearest elevation (the south elevation) of the neighbouring property is circa 30m distance. At this distance the proposal would not negatively affect neighbour amenity.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposal would not negatively affect highway safety.

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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 11/12/2025

