

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: Variations to previously approved plans to erect single storey link extension to south (side) elevation - Alter roof form from pitched to flat roof with roof lantern, materials and fenestration alterations.

LOCATION: Les Jehans Farm, Rue Des Jehans, Torteval.

APPLICANT: Mr & Mrs R Ridout

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: 27/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Limited: 6422/D/3b, 4b

Application Ref: FULL/2025/1537

Property Ref: G001770000

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 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.

3.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 11/06/2025, issued under planning application reference FULL/2025/0592, and subject to the terms and conditions thereof.

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

4.Notwithstanding the drawings submitted (ref: 6422/D/ 3b & 4b), the return section of wall to the front of the house, forming part of the front garden enclosure, shall remain in situ.

Reason - to avoid any ambiguity and to respect the character and appearance of the Conservation Area and to accord with planning permission FULL/2025/0592.

Expiry Date: This permission will cease to have effect on 26/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In light of Condition 4 of planning permission FULL/2024/1514, the applicant is reminded that the original access point is to be blocked up to minimise the number of points of access and to respect the character and appearance of the Conservation Area.

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/2025/1537
Property Ref: G001770000
Valid date: 01/10/2025
Location: Les Jehans Farm Rue Des Jehans Torteval Guernsey GY8 0RE
Proposal: Variations to previously approved plans to erect single storey link extension to south (side) elevation - Alter roof form from pitched to flat roof with roof lantern, materials and fenestration alterations.

Applicant: Mr & Mrs R Ridout

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 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.

3. 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 11/06/2025, issued under planning application reference FULL/2025/0592, and subject to the terms and conditions thereof.

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

4. Notwithstanding the drawings submitted (ref: 6422/D/ 3b & 4b), the return section of wall to the front of the house, forming part of the front garden enclosure, shall remain in situ.

Reason - to avoid any ambiguity and to respect the character and appearance of the Conservation Area and to accord with planning permission FULL/2025/0592.

INFORMATIVES

In light of Condition 4 of planning permission FULL/2024/1514, the applicant is reminded that the original access point is to be blocked up to minimise the number of points of access and to respect the character and appearance of the Conservation Area.

OFFICER'S REPORT

Brief Description of the site:

The application site, Les Jehans Farm, consists of a large traditional farmhouse with a mix of garden and agricultural land to the rear. An outbuilding and glasshouse lie to the front of the dwelling.

The site is located Outside the Centre and within a Conservation Area as designated in the Island Development Plan.

Planning permission was granted in 2024 to demolish the glasshouse and erect a 1.5 storey outbuilding (FULL/2023/2471). The approved outbuilding includes a 3 bay garage at ground level and a store and shower room at first floor level. The outbuilding incorporated two dormer windows to the south elevation, and rooflights to the north.

Planning permission was granted in 2024 (ref: FULL/2024/1514) to extend the existing lean-to outbuilding at first floor level to create a games room at first floor level. The approved outbuilding takes the form of a double-pile roof, with a flat roof link, finished in a slate and timber clad walls. Condition 4 of permission FULL/2024/1514 required the existing vehicular access to be blocked up to minimise the number of points of access and to respect the character and appearance of the Conservation Area.

Planning permission was granted earlier this year 2025 (FULL/2025/0592) to erect a single storey hipped roof link between the host dwelling and the approved garage (FULL/2024/1514). The link provides internal access between the host dwelling and the approved garage whilst providing access to the front and rear of the property.

The application was deferred due to concerns being raised over removing the traditional dwarf wall and the limited justification for its loss, particularly as access between the existing driveway and the front garden exists and the roadside wall is to be blocked up permanently. The agent agreed to omit the removal of the traditional dwarf wall and therefore was conditioned out of the scheme. The permission has since been implemented.

This application seeks to vary the approved scheme for the single storey link extension to the south (side) elevation (ref: FULL/2025/0592) by altering the roof form a pitched roof to a flat roof with a roof lantern together with its materials and fenestration.

Relevant History:

FULL/2025/0592	Erect single storey link extension to south (side) elevation	Granted
FULL/2024/1514	Erect first floor extension to outbuilding/store, demolish glasshouse and erect 1.5 storey link extension to south elevation of outbuilding/store. (Revised scheme).	Granted
FULL/2023/2471	Demolish glasshouse, erect 1.5 storey extension to south of existing single storey outbuilding/store.	Granted
FULL/2023/1257	Demolish glasshouse, erect single storey garage/outbuilding to south of existing outbuilding. Infill existing vehicle access and create new gated vehicle access to west roadside boundary.	Granted

Existing Use(s):

Residential

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:

GP4: Conservation Areas

GP8: Design

GP9: Sustainable development

GP13: Householder development

Planning Advice Note 1 – Ancillary/associated living accommodation units.

Conclusion/Brief comment:

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.

Changes to the single storey link:

The changes to the roof form, materials and fenestration proposed is not as sympathetic to the Conservation Area as the original permission FULL/2025/0592, although notwithstanding this, the alterations proposed would not have unacceptable harm to the character and appearance of the Conservation Area.

Overall, the proposal is considered to 'conserve' the Conservation Area for the purposes of Policy GP4, despite not achieving an innovative or highly sympathetic design (Policy GP8).

Wall:

Similar to the original application FULL/2025/0592, the removal of the traditional dwarf wall shall be conditioned out of the scheme.

Access:

The applicant should be reminded that the original access point is to be blocked to reflect the original 8 week timeframe to complete the works. An informative to this effect should be attached to this decision.

Given that permission ref: FULL/2025/0592 has been implemented, it is not considered necessary to attach a time limiting condition to this variation given that the original permission is extant.

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

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 18/11/25