

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 single storey extension to south elevation and alterations to fenestration to domestic outbuilding (north of site).

LOCATION: Je Reviens, La Grande Cloture, Portinfer, Vale.

APPLICANT: Mr S Womersley

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: 02/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 417 D2A, D3A, D4A, D5A and letter dated 23/01/2026

Application Ref: FULL/2025/1539

Property Ref: C023990000+C02436D000

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.

Expiry Date: This permission will cease to have effect on 01/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the erection of an extension to an existing domestic outbuilding, to be used as an integral part of and incidental to the principal dwelling presently known as Je Reviens. 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.

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 owls and bats may be roosting/nesting and measures may therefore need to be taken (including consideration of the timing of the works and any new external lighting) to ensure that any protected species present are not impacted by the works.

Having regard to the land designations on and near the site (Site of Special Significance and Area of Biodiversity Importance) the application/developer should have regard to the movement of vehicles across the site and the storage of machinery and materials for the duration of works so as to avoid them using or being located on designated land.

The Authority welcomes the approach to lighting as set out within the application submission and would recommend that the lighting measures indicated are fully implemented in accordance with the commitments provided and retained thereafter in order to provide protection to the adjoining Site of Special Significance.

In line with the advice from Agriculture, Countryside and Land Management Services warm-colour temperature bulbs should be of a hue no greater than 2700k.

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/2025/1539
Property Ref: C023990000+C02436D000
Valid date: 06/10/2025
Location: Je Reviens La Grande Cloture Portinfer Portinfer Vale
Guernsey GY6 8LJ
Proposal: Erect single storey extension to south elevation and
alterations to fenestration to domestic outbuilding (north of
site).
Applicant: Mr S Womersley

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.

INFORMATIVES

For the avoidance of doubt, this decision permits the erection of an extension to an existing domestic outbuilding, to be used as an integral part of and incidental to the principal dwelling presently known as Je Reviens. 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.

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 owls and bats may be roosting/nesting and measures may therefore need to be taken (including consideration of the timing of the works and any new external lighting) to ensure that any protected species present are not impacted by the works.

Having regard to the land designations on and near the site (Site of Special Significance and Area of Biodiversity Importance) the application/developer should have regard to the movement of vehicles across the site and the storage of machinery and materials for the duration of works so as to avoid them using or being located on designated land.

The Authority welcomes the approach to lighting as set out within the application submission and would recommend that the lighting measures indicated are fully implemented in accordance with the commitments provided and retained thereafter in order to provide protection to the adjoining Site of Special Significance.

In line with the advice from Agriculture, Countryside and Land Management Services warm-colour temperature bulbs should be of a hue no greater than 2700k.

OFFICER'S REPORT

Site Description:

Je Revien, La Grande Cloture is a detached hipped roof dwelling with render exterior and PVCu windows and doors. Land to the southeast is open with outbuildings located adjacent to the north boundary. A vehicular access to this adjoining land is in the southwest corner of the site, from Les Prins Lane. The land forms part of the domestic curtilage/garden for Je Revien.

The site is located Outside of the Centres and within an Area of Biodiversity Importance as designated in the Island Development Plan. Land in the immediate area is a Site of Special Significance (SSS) as designated in the Island Development Plan.

Relevant History:

FULL/2019/2092 - Change of use of agricultural land to domestic garden – granted

PREA/2025/0818 - Pre-application advice was sought in this case and concerns were raised regarding the level of extension proposed and limited fenestration between the proposed ancillary living unit and the main house.

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application relates to the extension and alteration of an existing domestic outbuilding for its use as recreational space associated with the main house. The drawings indicate that a bar and pool/snooker table will be accommodated in the space. A decked area is also proposed along with a highly glazed extension (lobby) and a shower room.

The application was deferred in order for clarification and further information to be provided relating to the effect of the development on the SSS. The letter that accompanied the revised submission sets out that external lighting is for safety and accessibility purposes only and that the external lighting will be for pedestrian routes and seating areas only, downward facing and fully shielded to prevent light spill towards the SSS. The lights are to be fitted with warm-colour temperature bulbs and controlled by motion sensors so that they are on only when required and for a short duration.

In relation to internal lighting it is noted that this will be designed and installed in accordance with the Institute of Lighting Professionals Guidance Note 8: Bats and Artificial Lighting. Measures proposed include, warm white lighting internally with avoiding unnecessary illumination adjacent to openings facing the SSS and the ability to control internal lighting to prevent prolonged or unnecessary night-time illumination with consideration given to curtains or blinds to the bifold doors to further reduce potential light spill.

The submission confirms that existing boundary planting is clearly identified and highlighted on the revised drawings demonstrating that the trees and hedges will provide effective (as they already do) screening between the outbuilding and the SSS given the height of the planting and the building height with no changes proposed (removal or reduction) to that planted boundary. The retained boundary planting will continue to act as a substantial visual and ecological buffer to preserve the special characteristics of the SSS.

In relation to construction management and site access the letter confirms that machinery and vehicles will access the site via Prins Lane only when absolutely necessary and using an existing tarmac track across the area so as to ensure no harm is caused to the land. Day to day access for workers, vans etc will be via the existing dwelling and no materials, machinery and storage compounds will be located within or adjacent to the SSS. Construction working hours are to be limited to 8am to 5pm Monday to Friday only with no weekend working.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Island Development Plan policies:

GP1: Landscape Character and Open Land
GP2: Sites of Special Significance
GP3: Areas of Biodiversity Importance
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Representations:

One letter of representation has been submitted commenting on the original submission as follows:

- An owl box sited less than 50m from the proposed development site is occupied
- 12 of the 14 Bailiwick bat species identified in the States of Guernsey funded Bailiwick Bat Survey (2021 – 2024) were recorded less than 100m from the development site
- Any development should be undertaken sensitively to consider the environmental importance of the location
- An assessment of the environmental impact of light pollution, from the proposed patio doors and windows, across the sites quarry and the neighbouring SSS should be undertaken

Further comments were received following the receipt of further information:

- Should a future application for residential accommodation be made, light contamination of these two conservation areas will be more obtrusive than the occasional use of a recreation room
- Highlight FULL/2019/2092 and FULL/2021/2314 in relation to protecting the environmental characteristics of the SSS and ABI and the Planning Service approach undertaken in those cases
- The submission refers to GN08: Bats and Artificial Lighting which suggests a visit by an ecologist to carry out an Environmental Impact Assessment in relation to construction and potential impact on local bat populations in the adjacent SSS and ABI, and that a survey should be between May and September

- Details of two surveys conducted in June 2021 and August 2024 nearby have been supplied by the representor
- The safety concerns of accessing the recreation room are noted and it is understood that lighting is required – attention is drawn to GN08: Bats and Artificial Lighting and GN01: The Reduction of Obtrusive Light in that best practice is to consult with a competent lighting professional with guidance to light fittings and lighting placement (interior and exterior) to reduce glare and light spill
- The patio doors face the owl box on the SSS (there is no mention if it being occupied as part of the revised details) and the building and deck lighting have the capacity to overspill into the quarry and surrounding habitats on the site
- Two key aspects of GN08 is the use of ground mounted solar powered, cowled way markers rather than directional lights and tinted glazing on necessary windows and doors, blackout blinds being reliant on the occupants to draw them
- This spring, La Societe Guernesiaise – Ornithology Section is to monitor the owl box as it may be the most northerly occupied owl box on Guernsey
- Recommendations from the Barn Owl Trust is that construction that might disturb roosting and breeding should be avoided during the period March - August

Consultations:

Agriculture, Countryside and Land Management Services - *note that the property borders the Cobo to Vale Pond Site of Special Significance (SSS), and associated corridor designated as an Area of Biodiversity Importance (ABI).*

To reduce potential impacts on sensitive species for which the adjacent SSS was designated (including bats and birds), we recommend that no external lighting is installed and that all internal lighting is installed in accordance with The Institute of Lighting Professionals guidance note (08/23; Bats and Artificial Light). In adopting this guidance, the applicant should also consider whether the proposed glazing, and in particular the bifold doors facing the SSS to the east, can be appropriately screened or whether they need to be amended in order to prevent light pollution of the SSS.

We note that the application does not include a landscaping scheme. Planning Service may wish to request a landscaping scheme (including any proposed alterations to vegetation bordering the SSS or within the ABI) so that the likely impacts on the special characteristics of the SSS can be fully understood.

We would welcome further information on the construction methods, plant access, and location of the works compound to ensure that the proposed development does not adversely affect the biodiversity interest of the ABI.

We also note that the proposed extension appears to extend beyond the edge of the plateau adjacent to the quarry, i.e., over a steep gradient. We would welcome additional information on the proposed construction methods to ensure the development would not result in significant disturbance (e.g., noise pollution) to the SSS.

Protection of the SSS and associated boundary vegetation from other potential impacts during construction could be secured through a CEMP. E.g., to ensure that materials don't enter the SSS, and pollution (including air, light and noise) are kept to levels that won't damage the special characteristics of the SSS.

16/02/2026 further comments were provided following the receipt of further information/revisions:

We welcome the provisions within the plans to retain all vegetation neighbouring the SSS and to reduce potential light pollution to the adjacent SSS. We note the intention to instal 'warm- colour temperature bulbs'. For the avoidance of doubt, these should be of a hue no greater than 2700k.

The letter has not provided any further information as to how potential impacts to the Area of Biodiversity Importance (ABI) will be avoided. The location of a works compound within the ABI has the potential to result in negative impacts to the sites biodiversity value and would request that the storage of any materials and equipment is situated outside of the ABI.

The additional information has also not addressed the potential for significant noise disturbance which may result from construction methods such as pile driving. We would welcome assurances that construction methods which may result in significant noise and/or vibration will not be utilised.

As mentioned in our previous response, we note that the application does not include a landscaping scheme. Planning Service may wish to request a landscaping scheme so that the likely impacts on the special characteristics of the SSS can be fully understood.

Please do not hesitate to contact us if you have any queries about this response and we would also be happy to discuss the points raised with the applicant or their representative.

Summary of Issues:

The key issues in this case relate to the design and appearance of the extension and other alterations and their impact on the character and appearance of the locality.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

In this case, the proposals must meet the statutory duties with regard to Sites of Special Significance set out within Section 40 of the Law and the desirability of preserving, enhancing and managing the character, appearance and environment of the site.

The proposed development is situated outside of but adjacent to a Site of Special Significance and revised details have been provided that seek to address the potential impact of the development on the special interest of the Site of Special Significance. The details provided in respect of internal lighting are noted however, it would not be reasonable or appropriate to impose conditions relating to the nature/position of lighting internally. The scheme has demonstrated consideration has been given to the matter of the SSS so in this regard the scheme is considered satisfactory.

The application is for an extension to an existing domestic outbuilding that is stated to be used for recreational purposes associated with the main house. It may however, be used for any other purpose which is incidental to the enjoyment of the dwelling. This may include but is not limited to use as a home office, garden store and ancillary living accommodation etc.

The application must be assessed as submitted, on the basis that the building will be used for domestic purposes. Any other use (e.g. as a self-contained dwelling unconnected with Je Revien) would need to be the subject of a separate application considered against the policies in place at that time. The principle of constructing an extension to an existing domestic outbuilding for purposes ancillary to that dwelling is acceptable.

The design and appearance of the extension and other alterations represent a good standard of design. The single-storey nature of the extension and its context, viewed in relation to the existing domestic outbuilding, is such that the proposals will respect the local built environment and open landscape concerned. The position of the building is such that the works will not result in harm to the amenities of surrounding residential neighbours in terms of overshadowing or overlooking.

The comments received in relation to the land forming part of the ABI are noted however Policy GP3 does not apply to householder development within the curtilage of a dwelling. The submission has sought to address the direction of most traffic/deliveries for the duration of work, which would be via the main domestic access rather than across the ABI land but no information has been provided about a site compound for the storage of materials/machinery which could, without management, be situated on the ABI land. Given that the ABI policy does not apply to domestic garden areas it would not be reasonable to impose a condition regarding the compound etc. although informative notes can be used to highlight the issues in this case.

The comments and concerns raised regarding wildlife in the locality are also noted. An informative note relating to the Wildlife Ordinance, the timing of works and consideration of lighting (which would be de-minimus) can be included.

It is noted that the revised information does include brief Construction Management and Site Access details and this can form an approved document as it seeks to generally direct access to the development away from the more sensitive parts of the site.

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

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 27/02/2026

