

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: Demolish building, erect dwelling, change of use of agricultural land to domestic garden and associated works.

LOCATION: Le Houlot, Les Grands Moulins, Castel.

APPLICANT: Mr & Mrs M Le Prevost

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: 13/01/2026

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: Mark Frampton & Co. Ltd: 2024/663/02E & /03E.

Application Ref: FULL/2025/1559

Property Ref: D003840000

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.Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- A. as built drawings of the implemented scheme;
- B. photographs of the remediation works in progress;
- C. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. Prior to the commencement of any work in connection therewith details of the number and location of designated parking for both the approved and existing dwelling, currently known as Le Houlot, within the approved driveway/parking area and to ensure that access to the retained agricultural land is not obstructed by allocated spaces, shall be submitted to and agreed in writing by the Authority. No occupation of the approved dwelling shall take place until such time as the parking and turning facilities as shown on the approved plans have been completed in accordance with the agreed details.

Reason - To ensure that adequate off-road parking and turning is provided in the interests of residential amenity and having regard to the retained access to agricultural land within the Agriculture Priority Area.

6. Prior to the commencement of any work in connection therewith details relating to the height and external appearance of the timber shed shown on the approved drawings shall be submitted to and agreed in writing by the Authority. The dwelling hereby approved shall not be occupied until the agreed shed for cycle parking has been fully implemented.

Reason - To encourage the use of bicycles as an alternative to the car.

7. The earthbanks shown on the approved drawings to define the west and south boundaries of the domestic garden associated with the existing dwelling and the dwelling hereby approved shall be built in accordance with the 'construction' details set out in the Conservation Advice Note 3 (Earthbanks in Guernsey).

- a) The earthbanks enclosing the garden of the approved dwelling shall be fully completed prior to its first occupation; and
- b) the bank to the west of the garden of Le Houlot shall be constructed within eight weeks of the alterations to ground levels shown on the approved drawings (2024/663/02D) to extend the existing lawn having been completed.

Reason - To ensure that the earthbank is appropriately constructed, to define the garden area of the dwelling approved, in order to address the Strategy for Nature Supplementary Planning Guidance and to screen any fencing constructed and the approved garden level of the main house, Le Houlot from the wider area in the interests of the open landscape concerned.

8.a) Prior to the commencement of any work in connection therewith a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) the treatment of hardsurfaced areas, incorporating permeable paving (patio/paved area and shared driveway, driveway and parking/manouvering areas) shown on the approved plans;
- ii) planting schedules for the hedge planting noted on drawing 2024/663/02 D, noting the sizes, numbers and densities of plants; and
- iii) details of a gate to the gap in the south boundary of the domestic garden area hereby approved (labelled field access on the approved plan, 663/02D).

b) All aspects of landscaping scheme above (i., ii., and iii.) shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that a landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings, in order to address the requirements of the Strategy for Nature Supplementary Planning Guidance and To ensure that the extent of domestic garden is clearly defined and to avoid the spill of domestic activity and paraphernalia onto the retained agricultural land.

9.The retaining walls shown on the approved plan, around the approved dwelling and to the garden area of Le Houlet shall constructed and rendered and the proposed timber fencing to separate Le Houlet from the parking area and approved dwelling shall be erected prior to the first occupation of the dwelling hereby approved. The boundary treatments hereby approved shall thereafter be retained at all times.

Reason - In the interests of visual amenity, to ensure a good standard of design and in the interests of residential amenity.

10.Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no gate, fence, wall or other means of enclosure more than 0.9m high (other than those expressly approved as part of this permission) shall be erected, constructed or placed along the west and south boundaries of the domestic garden hereby approved.

Reason - In view of the location of the site in relation to wider areas of open and undeveloped land, the erection of such structures as 'exempt development' may have an adverse impact on the character and appearance of the locality. This condition is imposed to make sure that any proposals can be properly considered.

11.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

12.The development hereby permitted shall be constructed in accordance with the details set out in the Sustainability Statement dated 29/09/2025 and in accordance with the details shown on the approved plans regarding hardstanding.

Reason - In the interests of sustainable development.

Expiry Date: This permission will cease to have effect on 12/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With reference to condition 4 - i) a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

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/2025/1559
Property Ref: D003840000
Valid date: 01/10/2025
Location: Le Houlot Les Grands Moulins Castel Guernsey GY5 7JZ
Proposal: Demolish building, erect dwelling, change of use of agricultural land to domestic garden and associated works.

Applicant: Mr & Mrs M Le Prevost

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

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C. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. Prior to the commencement of any work in connection therewith details of the number and location of designated parking for both the approved and existing dwelling, currently known as Le Houlot, within the approved driveway/parking area and to ensure that access to the retained agricultural land is not obstructed by

allocated spaces, shall be submitted to and agreed in writing by the Authority. No occupation of the approved dwelling shall take place until such time as the parking and turning facilities as shown on the approved plans have been completed in accordance with the agreed details.

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completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

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Reason - In the interests of visual amenity, to ensure a good standard of design and in the interests of residential amenity.

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12. The development hereby permitted shall be constructed in accordance with the details set out in the Sustainability Statement dated 29/09/2025 and in accordance with the details shown on the approved plans regarding hardstanding.

Reason - In the interests of sustainable development.

INFORMATIVES

With reference to condition 4 - i) a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

OFFICER'S REPORT

Site Description:

Le Houlot, Les Grands Moulins is a one and a half-storey dwelling situated to the south of the road and on the junction of Les Grands Moulins, Rue Du Dos D'Ane and Rue Du Gele. The roadside boundary is marked by a wall with bank and planting so the land and dwelling are elevated above road level. The driveway is situated at the eastern end of the north site boundary and serves the dwelling and agricultural land to the south. Hardstanding exists to the east of the existing dwelling and its garden. Land to the rear of the site slopes up from the lower, road level. A tall, blockwork and metal clad building is situated to the rear of the dwelling, outside the recognised curtilage for the dwelling. The north elevation of the building forms the edge of the domestic curtilage for the property. At the time of the officer site visit various vehicles were parked/stored on the agricultural land rear of the building that is the subject of this application.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

Relevant History:

The domestic garden/curtilage was defined in 2024.

FULL/2025/0445 - Convert and extend building to create dwelling, change of use of agricultural land to domestic garden and associated works - granted

Existing Use(s):

01 dwellinghouse

28 agriculture

Brief Description of Development:

The application relates to the substantial demolition of the existing building at Le Houlot and the construction of a single-storey detached dwelling with a render and composite clad exterior and a slate roof incorporating rooflights to the roofspace storage area.

The replacement building would be situated slightly off the north boundary with Le Houlot itself and with a revised area of domestic garden proposed would also be more centrally (east/west) positioned to allow for amenity space around the building. Proposed patios are shown to be repositioned to the east and west rather than to the south (approved conversion drawings).

During the course of the application it was noted that description of development did not include reference to the change of use of agricultural land to domestic garden, which has altered from the previously approved scheme. This has been added to the description and the development was re-advertised as a result.

Fenestration is proposed to the south, east and west elevations and the accommodation comprises an open plan kitchen, living and dining room, a double bedroom, shower room and coat cupboard with staircase to the attic space. A 1.8m high fence above a retaining wall is proposed to the north boundary with Le Houlot and low retaining walls are proposed within the garden area of the application building and with an earthbank and hedge proposed to mark the extent of the domestic garden area to the west and south.

The parking and turning arrangement for the scheme has been amended since the approved conversion scheme with an enlarged area of parking/turning alongside Le Houlot and its garden now proposed.

The submission has been accompanied by a sustainability statement and Waste Management Plan.

Following the deferral of the application, clarification was provided regarding the matter of floorspace/volume. The application was also deferred to see clarification on site levels, boundary treatments etc. Clarification was also provided regarding securing/retaining access to the agricultural land to the rear of the dwelling that is the subject of this application.

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

Island Development Plan:

S1: Spatial Policy

S4: Outside of the Centres

OC1: Housing Outside of the Centres

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

OC7: Redundant Glasshouses Sites Outside of the Centres

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

GP15: Creation and Extension of Curtilage

GP16(A): Conversion of Redundant Buildings

GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Strategy for Nature SPG

Parking Standards and Traffic Impact Assessment SPG

Representations:

La Societe Guerneslaise – remain concerned over the reclassification of agricultural land to domestic curtilage however, as the IDP currently permits consideration of such applications, we seek to optimise ecological gains in such cases wherever possible.

We note that the property is within an extensive Agricultural Area. Whilst the application mentions biodiversity measures in principle, which we welcome, it does not provide sufficient details to ensure there is a net ecological gain, as required under the Strategy for Nature SPG. Neither does it provide information on the size of the proposed curtilage.

La Societe would be able to assist with matters relating to biodiversity measures (e.g. surveys of the existing site, suitable recommendations and ongoing maintenance).

We would also like to highlight that buildings of this type can be used by roosting bats. This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby. The Bailiwick Bat Survey has shown that there are bat populations in this particular part of the island. We would recommend that the existing building, in particular the roofspaces, be inspected for current or recent use by bats by a suitably qualified person prior to building works. This would reduce the risk of disturbing or destroying animals which are legally protected under the Animal Welfare Ordinance, 2012. We request that appropriate provision for roosting bats and certain species of nesting birds be incorporated into the development with conditions/informative notes included.

Consultations:

Office of Environmental Health and Pollution Regulation – commented on the previous application raised concerns about potential land contamination at the site.

OEHPR have interrogated the States' Digimap system, including Guernsey Historic Maps, Historic Orthophotos and Cadastre Registry of Land, to assess the historic use of the site. It is clear from the historic records that a large glasshouse once sat on the land which the applicant wishes to convert to a domestic garden. There is potential for the land to be contaminated from metals, hydrocarbons and pesticides. Other sources of contamination could also be present. Due to these concerns, a condition (including subsections) relating to contamination was recommended.

Summary of Issues:

The key issues in this case relate to the principle of the substantial demolition works, the proposed development including extension, its position on the site, design and appearance of the development, sustainable design measures and its impact on the wider open landscape and on the amenities of any neighbouring residents.

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.

Planning permission has previously been granted for the conversion of a redundant building on the site at Le Houlot. Policies OC1, OC5(A) and GP16(A) have thus been satisfied and the scheme must now be considered with regard to Policy GP16(B) – *demolition and redevelopment* and other relevant policies of the Island Development Plan.

Permission was granted for the conversion of the existing, building, under application reference FULL/2025/0445 and so criterion a. of Policy GP16(B) has also been met. The principle of converting the building to a dwelling has been established and will not be revisited.

Given that the northern wall and a small portion of the west wall of the building are shown to be retained it is clear that the building would remain on the same footprint as the existing. The scheme from earlier in 2025 related to the formation a single unit of residential accommodation (one bedroom) which remains the case for the redevelopment proposal although the accommodation has been 'handed'. The current proposal also shows an area for cycle storage although does not include precise details of that storage area (height/design/external appearance).

When considering applications in relation to Policy GP16(B) the development should be of broadly the same floor space and volume as the approved conversion scheme and both remain within acceptable limits in line with the aims of criterion b) of Policy GP16(B) of the Plan.

The building is visible from outside the site given its sloping nature and the elevated position of the building behind the main house. The existing building does not however, make a particular positive contribution to the character of an area when considering criteria c. The replacement building is very similar to the approved conversion scheme however, when considering the matter of design (GP8) and impact on wider open landscape (GP1).

The application has been accompanied by a Sustainability Statement which highlights that consideration has been given to the orientation, level of glazing when considering passive solar energy and optimal natural ventilation. High performance windows are proposed to minimise thermal losses and can reduce peak summer temperatures and the benefits of the timber frame construction utilising new and existing block walls and foundations. Walls will thermally insulated externally with added insulation within the internal lining walls. The submission outlines the benefits associated with concrete masonry (long life, low life-cycle cost, local resource, safety/reliability, resilience and recycling). The submission also addresses the matter of material sustainability and sustainable sourcing of materials and air tightness.

The package of measures proposed demonstrates that the scheme complies with GP16(B) criterion d. and GP9 criterion b. of the IDP in relation to how the scheme would significantly enhance sustainable design and the matter can be managed by planning condition.

The conversion scheme considered under Policy GP16(A) included a smaller area of curtilage than is now proposed and the Island Development Plan sets out that a development should have "no increased impact" on the character or openness of an area. The siting of the dwelling and extension is such that it will not significantly alter from the existing building on the site in terms of the openness of views.

The curtilage will maintain the openness of the area with a bank and hedge planting proposed to effectively delineate the extent of domestic garden, preventing further encroachment into the open land and providing landscape enhancement. The proposed development would not therefore have an adverse impact on the openness of the area and complies with Policy GP16(B) criterion e), GP15 and GP1.

It is noted that access will need to be maintained through the existing domestic garden area of Le Houlot and the proposed dwelling to the agricultural land beyond which falls within the Agriculture Priority Area. It is appropriate to impose a condition relating to the installation of a timber/metal field gate to provide a continuous and clear boundary feature across the south boundary separating the domestic garden from the agricultural land beyond. The width of the access to the agricultural land will remain as per the existing situation where a pinch point does exist.

The land does fall within the recognised curtilage of Le Houlot but the access width for tractors or other machinery would be curtailed by the proposed patio, wall and outbuilding but this does not alter from the existing arrangement where there is a pinch point between the boundary fence to the east of the lawned area and the short length of wall and hedge (running east-west) to the east of the existing rough ground. Although somewhat limited in width given this existing arrangement it would not be reasonable to seek further amendments to the plans. The matter of parking arrangements has been addressed elsewhere in this report and is to be managed by condition. It would be appropriate to show the layout/allocation of parking to ensure that the access to the rough ground and agricultural land beyond is not obstructed.

As domestic garden normal householder exemption rights would apply and it is reasonable to consider whether it is necessary to remove any householder exemption rights in this case. The extent of domestic garden area is limited when considering scope for detached outbuildings such as a greenhouse/garage and the current exemption rights. It is appropriate however, to remove exemption rights relating to boundary treatments as high timber fencing/walls to the proposed south or west boundaries of the proposed dwelling could have an urbanising effect on the open landscape concerned.

The replacement building remains in close proximity to Le Houlot due to the plan to utilise the existing footprint/concrete slab etc. The height of the structure will increase from c. 4.8m to 5.2m which means that the impact in terms of overshadowing will not significantly alter from the existing situation. Proposed fenestration has been positioned to ensure that the potential for overlooking and loss of privacy to Le Houlot or other dwellings remains within acceptable limits when considering GP16(B) f) and GP8.

Although the parking area will impact on the amenity space associated with Le Houlot the scheme also proposes to alter the ground levels towards the west of the recognised garden area in order to provide replacement amenity space provision. The west boundary of the original dwellings garden will be marked by a bank and hedge with a 1.87m high fence proposed at the lower, garden level.

The level of amenity space around the existing property remains acceptable and given that the fence will be situated at a lower level than the bank and hedge it will largely be screened from view.

With regard to the impact of the change of use of land agricultural land to domestic garden on neighbouring properties the change of use itself will not have an adverse impact on or affect neighbour amenities in line with Policies GP1 and GP15 of the IDP.

As outlined above, the siting of the building will not result in harm to the openness and character of the area. The proposed dwellings represent a good standard of architectural design that respect the local built environment in line with Policy GP8 criteria a) and c) of the Island Development Plan. Although the development does not provide multi-storey development when considering efficient and effective use of land single-storey buildings have limited impact in the wider area, to introduce one and a half-storey dwellings could also impact on design and whether the scheme would achieve a proposal of broadly the same floorspace and volume as the approved conversion scheme. With these factors in mind the proposal is considered to be satisfactory in terms of efficient and effective use of land for the purposes of Policy GP8 when balancing the requirements of Policy GP16(B) relating to floorspace and volume and landscape impacts (GP1/GP16(B)/GP8).

The external space provided to serve the dwelling would be satisfactory and offer an attractive outlook from the dwelling. Overall, the proposed dwelling would provide an adequate living environment, in accordance with Policy GP8(d) and Annex I: Amenities having regard to the health and well-being of occupiers of the development with regard to sunlight/daylight and amenity space.

The proposal would provide an adequate living environment, in accordance with Policy GP8(d) and Annex I: Amenities having regard to the health and well-being of occupiers of the development. The open plan layout would be accessible to all. The accommodation could be used in a different way to that shown on the application drawings and the property could also be extended. The scheme therefore demonstrates accessibility to and within the building for people of all ages and abilities, offering flexible and adaptable accommodation that can respond to people's needs over time in accordance with Policy GP8.

The scheme as now proposed has altered the layout of the parking/turning for the existing house on the site and the proposed dwelling to its rear. It is not entirely clear from the plans how the parking area will be divided/allocated. It is highly likely that the parking shown outside the new gate serving Le Houlot will be allocated to that dwelling however, given that there is a rear window in le Houlot facing that parking space, in order to manage privacy and the potential for overlooking it is reasonable to require that the division of parking between the properties be clarified/agreed by way of planning condition.

It is also noted that the existing house could opt to introduce further hardstanding to the front should they wish, using current exemption rights, to enhance parking if deemed necessary. It remains the case that the scheme is satisfactory in relation to Policies IP7 and IP9 of the IDP. The plans indicate that the driveway and parking will have a paved finish, a matter that can be managed by condition when considering the matter of sustainable design and flood risk/surface water run-off.

The plans show the location and floor area of a proposed cycle storage but does not include details of its design and appearance. The hedge removal adjacent to the building would however, result in the east elevation of the building and the proposed bike shed being more visible from the street but the shed would be limited in height and be viewed in the context of the proposed building and with the lower part sat behind the proposed retaining wall. The appearance/height and provision of the cycle store can be managed by planning condition and as such the scheme complies with Policy IP6.

The application has been accompanied by a Waste Management Plan setting out information relating to the recycling and disposal of waste arising from demolition on the site. It is concluded that further information in connection with a Site Waste Management Plan can be controlled by planning condition and therefore Policy GP9 has been satisfied in this respect.

Having regard to the recommendations of Environmental Health a condition should be imposed to address the matter of land contamination.

Although the extent of domestic garden area has altered from the approved scheme the changes are of benefit to the proposal in terms of the amenities of future occupiers. An element of excavation will be required to form the garden area to the west of the dwelling and to extend the existing lawned area of the main house (within the recognised area of curtilage) which would go beyond what is permitted by the current exemptions.

The level of domestic garden proposed is considered acceptable for a one-bedroom dwelling as proposed and remains compliant with Policy GP15. The revised drawings show that a 3m wide access to the retained agricultural land will remain alongside the proposed dwelling and its eastern patio area.

A small section of hedge is indicated to be removed however, this is not considered an important landscape feature. A landscaping condition would address matters relating to biodiversity because, although the site is not situated in an Area of Biodiversity Importance (GP15 criterion b.) in line with the States' Strategy for Nature, 2020, which has been adopted as Supplementary Planning Guidance, an application involving the change of use of agricultural land to domestic garden must demonstrate environmental benefits in respect of biodiversity that will be incorporated should planning permission be granted. The biodiversity proposals within the proposed areas of domestic garden are considered proportionate and acceptable having regard to the SPG.

In view of the above it is recommended permission is granted for the development as proposed subject to appropriate planning conditions

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: 07/01/2026

