

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: Variation to previously approved plans to erect detached single storey garage and chicken coop to west boundary - increase and alter floor area of garage/chicken coop to front and side - Omit roller shutter doors and install door and windows to east elevation (retrospective).

LOCATION: Elam Cottage, La Grande Rue, St. Saviour.

APPLICANT: Mr Lynton Le Cheminant

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: 03/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Block Plan (date stamped 03 & 13 Oct 2025), LLC2025-3 & Floor Plan

Application Ref: FULL/2025/1584

Property Ref: E008910000

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 11/01/22, issued under planning application reference FULL/2021/2116, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 02/12/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the proposed outbuilding to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

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/2025/1584
Property Ref: E008910000
Valid date: 13/10/2025
Location: Elam Cottage La Grande Rue St. Saviour Guernsey GY7 9PS
Proposal: Variation to previously approved plans to erect detached single storey garage and chicken coop to west boundary - increase and alter floor area of garage/chicken coop to front and side - Omit roller shutter doors and install door and windows to east elevation (retrospective).

Applicant: Mr Lynton Le Cheminant

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 11/01/22, issued under planning application reference FULL/2021/2116, and subject to the terms and conditions thereof.

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

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed outbuilding to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a traditional 1 ½ storey, semi-detached cottage, positioned on the north side of La Grand Rue on the eastern edge of a cluster of development centred around Rue Perelle and the junction with La Grande Rue and Fief La Comte, and located in a predominantly rural area Outside of the Centres and within a Conservation Area under the Island Development Plan (IDP). A driveway adjacent to the east gable provides shared vehicular access to the rear of both the application property and its adjoining neighbour 'Kew Cottage'.

The area of land the subject of this application is located to the rear of the dwelling and is bounded by a mix of earth banks, trees/hedging, and a mix of timber and wire fences. A change of use of land was granted planning permission to domestic garden under application ref FULL/2021/2116, which also included the construction of a detached single storey garage and chicken coop. The permission has been implemented.

Since then the permission (FULL/2022/0906) has been varied to increase and alter the floor area of the garage/chicken coop to front and side.

Retrospective permission is sought to further vary the original permission (FULL/2021/2116) by omitting the roller shutter doors and installing a door and windows on the east elevation.

The application was deferred to seek additional information, including a revised floor plan of the outbuilding.

The agent has provided a revised floor plan and shows that the internal layout will comprise of a toilet and washroom facilities, workshop and a store room.

Relevant History:

Reference No	Description	Decision	Date
FULL/2022/0906	Variation to previously approved plans to erect detached single storey garage and chicken coop to west boundary - increase and alter floor area of garage/chicken coop to front and side.	Granted	2022
FULL/2021/2116	Change of use of agricultural land to domestic garden (243 sqm) (retrospective), and erect detached single storey garage and chicken coop to west boundary.	Granted	2022
FULL/2018/0824	Extend and convert existing garage to dwelling, erect garage, create new driveway and parking and change of use of agricultural land to domestic garden (Revised)	Refused	2018
FULL/2017/1591	Extend and convert existing garage to dwelling, erect garage, create new driveway and parking and extend domestic curtilage.	Refused	2017
PAPP/1995/3529	Erect a garage/store.	Granted	1995

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:

GP8 – Design

GP9 – Sustainable Development

GP13 – Householder Development

Conclusion/Brief comment:

Policy GP13 (Householder Development) states that proposals for the alteration and/or extension of residential properties within the residential curtilage, will be supported where there are no significant adverse effects on the amenities of neighbouring properties; the design, scale, mass and form would not detract from the open character of open locations; and they do not affect the special interest of Conservation Area, Area of Biodiversity Importance, protected building or protected monument.

The preceding text of Policy GP8 (Design) refers to the need to consider the material planning considerations as specified in Part IV, Section 13 of the Land Planning and Development (General Provisions) Ordinance 2007. These include the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used, as well as its likely effect on the character and amenity of the locality in question and its likely effect on the reasonable enjoyment of neighbouring properties.

In light of the policy context above, the proposal represents a minor change to the external appearance of the structure and the alterations to the fenestration achieves a good standard of design (Policy GP8 – Design).

Despite the overall development changing from a garage to an outbuilding, due to the omission of the roller shutter doors, the proposal is still considered to be incidental to the main house due to its functional design and internal layout. Due to the change from a garage to an outbuilding, it is recommended that an informative be attached to the decision in respect of its incidental relationship to the host dwelling.

The proposal still remains in keeping with the rear built form of the surrounding area and due to its position the proposal will not be visible in public views.

Despite the changes to the east elevation, the proposal is not considered to adversely affect the amenities of neighbouring residents.

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

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 02/12/25