

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 works previously approved to demolish existing and erect replacement dwelling including associated landscaping, creating gated vehicle access and change of use of agricultural land to domestic (850sqm) - Erect single storey detached outbuilding/garage to east of site.

LOCATION: Icart Point, Icart Road, St. Martin.

APPLICANT: Dr V Schumann

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 17/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Studio Architecture + Design: 033/SK15, 16 & 17A.

Application Ref: FULL/2025/1607

Property Ref: J009060000

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 on or before 24/10/2026.

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. 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 25/10/2023, issued under planning application reference FULL/2022/2052, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 24/10/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this permission only relates to works at Icart Point and as indicated by the area outlined in red on plan number 033/SK17A. No permission is sought nor conferred for any works outside of the area outlined in red on plan number 033/SK17A which are to be dealt with under separate planning applications.

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 bats may be roosting or other wildlife may be nesting and measures may therefore need to be taken (including inspections prior to any building works or consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

To limit the potential impact of light pollution on wildlife within the adjoining Site of Special Significance, it is recommended that external lighting is avoided or kept to a minimum and any lighting is positioned or installed so that it does not illuminate the adjoining Site of Special Significance.

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

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/2025/1607
Property Ref: J009060000
Valid date: 17/10/2025
Location: Icart Point Icart Road St. Martin Guernsey GY4 6JG
Proposal: Variation to works previously approved to demolish existing and erect replacement dwelling including associated landscaping, creating gated vehicle access and change of use of agricultural land to domestic (850sqm) - Erect single storey detached outbuilding/garage to east of site.

Applicant: Dr V Schumann

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 on or before 24/10/2026.

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).

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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.

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

INFORMATIVES

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OFFICER'S REPORT

Brief Description of the site:

The site is accessed via a track leading from Icart Road. This serves several, relatively isolated detached dwellings. Icart Point is an extended cottage with access, parking and garage on its western side. A drive runs on the southern side serving a parking area for Smugglers Notch, a bungalow sited to the north-east. Icart Point has a large flat roof element between mono-pitches. The garden is relatively large and contains

a mature Pine tree on the northern side of the dwelling. To the west of the dwelling is an agricultural field.

The site is Outside of the Centres, the southern section of the site is within the Cliffs Site of Special Significance and the site is bounded to the west and south by the Cliffs Site of Special Significance. The entire site is in an area of potential archaeological interest.

Relevant History:

FULL/2022/2052 - Demolish existing dwelling and erect replacement dwelling including associated landscaping, creating gated vehicle access and change of use of agricultural land to domestic (850sqm) – Approved October 2023.

Existing Use(s):

Residential use class 1: dwelling house – works have not commenced on the previous permission at this site and the site remains as prior to the grant of that permission.

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:

GP1 - Landscape Character and Open Land
GP2 – Sites of Special Significance
GP7 – Archaeological Remains
GP8 - Design
GP9 - Sustainable Development
GP13 – Householder Development
IP7 - Private and Communal Car Parking

Conclusion/Brief comment:

This application is to erect a single storey flat roof detached garage to the east of the site as part of the previously approved redevelopment of the site, partially on the footprint of the existing dwelling at the site. As the garage cannot be constructed without the demolition of the existing dwelling, the application has to be treated as a variation to the extant permission for demolition of the dwelling and construction of a replacement dwelling. Whilst this will limit the time frame for implementation of the permission, the expiry date will be tied to the development of the house and commencement of the permission granted under FULL/2022/2052 will be considered as commencement of the permission issued under this application.

The lower garage walls will be of reclaimed stone, and the upper sections will be finished in render, to match the new main dwelling.

The proposed garage will be located close to the existing dwelling, facing west towards that dwelling over the separating driveway. Both structures are low profile and will assimilate themselves into the landscape as the previously approved planting grows.

The previous report for the main dwelling said; *“The replacement dwelling would be set partially below ground level and due to the topography of the surrounding land and existing vegetation along the cliffs, the replacement dwelling is unlikely to form a prominent feature in public views from the cliff path. The relocation of the parking area and vehicular access to the east of the dwelling and the installation of gates at the entrance to the site would have no adverse effects. The overall design and appearance of the replacement dwelling achieves a good standard of design and is unlikely to have any significant adverse effects on the landscape character and openness of the area, in accordance with Policies GP1, GP8 and GP13.”*

The proposals for the garage are also considered to achieve a good standard of design, using materials which complement the approved materials at the site. The garage will give the occupiers more flexible and adaptable accommodation for storage and cars.

The scale and massing of the new garage is not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will it have any impact on either of the immediate neighbours.

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

The previous application for the main dwelling considered the possible impacts and effects the development would have on the adjacent Site of Special Significance, and mitigation of these impacts was managed through the provision of a Biodiversity Statement and by planning condition. The proposed location of the garage would be outside of the areas previously approved for biodiversity enhancements, and would not prejudice the implementation of those areas or otherwise adversely affect the Site of Special Significance.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:

Grant with Conditions



Date: 27/11/2025

