

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 1.5 storey outbuilding/garage/gym to north-west boundary.

LOCATION: L'Aumone House, Route De Cobo, L'Aumone, Castel.

APPLICANT: Mr S Henry

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

Drawing Nos: Infinity Construction Limited - 97.GYB PD-01B & CrownOak Buildings Specification Drawing 4

Application Ref: FULL/2025/1614

Property Ref: D013360000

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.The cladding hereby approved to the outside of the external steps to the north-east gable of the building, between points A-B-C as marked on Drawing No 97.GYB.PD-01/B, shall be installed prior to the building being brought into use.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5.The cill height of the rooflights to the north-west elevation of the building hereby approved shall have a minimum cill height of 1.7m above finished first floor level.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

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/2025/1614
Property Ref: D013360000
Valid date: 10/10/2025
Location: L'Aumone House Route De Cobo L'Aumone L'Aumone Castel
Guernsey GY5 7RT
Proposal: Erect 1.5 storey outbuilding/garage/gym to north-west
boundary.
Applicant: Mr S Henry

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).

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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.

4. The cladding hereby approved to the outside of the external steps to the north-east gable of the building, between points A-B-C as marked on Drawing No 97.GYB.PD-01/B, shall be installed prior to the building being brought into use.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

5. The cill height of the rooflights to the north-west elevation of the building hereby approved shall have a minimum cill height of 1.7m above finished first floor level.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

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:

The application proposes to erect a 1.5 storey oak framed outbuilding, providing two garage bays and a garden room at ground floor and a home gym at first floor, accessed via the east gable.

The site is located within the L'Aumone Local Centre as designated in the Island Development Plan and forms part of the L'Aumone House Development Framework area.

Relevant History:

FULL/2023/1322 Erect 9 dwellings with associated works, create vehicle access to east boundary. Approved 20/12/2023

FULL/2025/1632 Variation to plans previously approved to erect 9 dwellings with associated works, create vehicle access to east boundary - Retain driveway to L'Aumone House to east of site, laying of surfacing, installation of gates and erection of signs. Approved 19/11/2025

Existing Use(s):

Residential Use Class 1

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

GP8: Design

GP9: Sustainable development

GP13: Householder development

L'Aumone House Development Framework

Conclusion/Brief comment:

The application site forms part of the curtilage of L'Aumone House and, whilst forming part of the indicative developable site area within the Development Framework for that site, falls predominantly within the area of land shown to be retained in association with L'Aumone House. In light of the above, and as the remainder of the Framework area has either already been developed, or has permission for development, the current proposal would not prejudice development of the Framework area and would fall to be considered under the normal policies relating to householder development.

The proposed building comprises a substantial structure, slightly detached from the main grouping of buildings at L'Aumone House. The identified purposes of the building are however for uses ancillary to the use of the main house and, given the location within a Local Centre and an area subject to a Framework for residential development, if there was an intention for creation of accommodation disconnected from the main house an application could have been made for such.

Taking into account the location, scale and design of the proposed structure, there would be no adverse impacts on the character of the area or amenity of adjoining properties.

There are no significant concerns regarding the impacts of the proposed building in terms of overshadowing or overbearing of adjacent properties. As initially proposed, there were however concerns regarding potential overlooking and, in response to deferral, the cill heights of the rooflights proposed to the rear elevation have been raised to 1.7m and cladding is proposed to the side of the external steps. The

amended proposal would not give rise to significant impacts on the amenity of adjoining properties.

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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 26/11/2025