

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: Change of use of land/boat yard to domestic garden (162sqm), erect 1.5 storey ancillary outbuilding/garage/workshop/home office, erect wall to south boundary, erect wall and vehicle access to west (roadside) boundary

LOCATION: Le Grand Port, Route Du Grand Port, St. Pierre Du Bois.

APPLICANT: Mr & Mrs A Privett

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: 16/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 7852-02 B1C, B2, B3A, B4C

Application Ref: FULL/2025/1619

Property Ref: F011560000+F001156A000+F01156B000

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 landscaping/biodiversity scheme hereby approved shall be fully completed in the first planting season after the approval date, 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 the landscaping scheme provides a biodiversity net gain for the site in line with the aims of the Strategy for Nature, 2020.

Expiry Date: This permission will cease to have effect on 15/12/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the erection of a detached outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as Le Grand Port. 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.

The applicant is advised that there may be historic remains of a former building within the boatyard shown on the 1787 Duke of Richmond Map. It is possible that some remains of this structure are still present beneath the boatyard, or in the land parcel adjoining to the north. States Archaeology have requested that if the developers uncover any such structures, they should contact them to allow it to be recorded before development continues on museums@gov.gg.

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/2025/1619
Property Ref: F011560000+F001156A000+F01156B000
Valid date: 28/10/2025
Location: Le Grand Port Route Du Grand Port St. Pierre Du Bois
Guernsey GY7 9HN
Proposal: Change of use of land/boat yard to domestic garden
(162sqm), erect 1.5 storey ancillary
outbuilding/garage/workshop/home office, erect wall to
south boundary, erect wall and vehicle access to west
(roadside) boundary
Applicant: Mr & Mrs A Privett

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.

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Reason - To make sure that the landscaping scheme provides a biodiversity net gain for the site in line with the aims of the Strategy for Nature, 2020.

INFORMATIVES

For the avoidance of doubt, this decision permits the erection of a detached outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as Le Grand Port. 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.

The applicant is advised that there may be historic remains of a former building within the boatyard shown on the 1787 Duke of Richmond Map. It is possible that some remains of this structure are still present beneath the boatyard, or in the land parcel adjoining to the north. States Archaeology have requested that if the developers uncover any such structures, they should contact them to allow it to be recorded before development continues on museums@gov.gg.

OFFICER'S REPORT

Site Description:

The site is located on the east side of Route de Rocquaine, with Rue des Salines running along the north boundary. The site comprises a residential property within its domestic curtilage and an area of agricultural land to the south which has been used as a boat park for decades (since at least the 1970's). There is a neighbouring property to the south of the boat park, and the properties rear garden at a slightly lower level to the east. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2024/2083 - Erect two-storey extension with raised terrace and external steps and lay hardstanding to east (rear) elevation – Approved February 2025.

Existing Use(s):

Residential use class 1: dwelling house.

Agricultural use class 28: agriculture.

Brief Description of Development:

This application is to extend the domestic curtilage 6m to the south, reducing the size of the boat park (162sqm), then erect a one and a half storey detached double garage on the extended land facing west, with a workshop to the rear and a home office and bathroom at first floor. Rebuild the domestic boundary wall between the domestic curtilage and the boat park and add biodiversity enhancements to the rear garden to offset the reduction in agricultural land.

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

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

GP15: Creation and Extension of Curtilage

Representations:

There has been one letter of representation and the issues are:

- In respect of this application, we would highlight that although the area is currently a boat park, it is also predominantly undeveloped 'green space' and as such, would support some biodiversity. The wider property also adjoins an SSS.
- The application proposes new development in a prominent coastal location and we would question whether this is appropriate for the area.
- We note that the removal of an existing hedge is proposed. We are unsure of the species of the established hedge but are not convinced it is laurel as suggested. Regardless of the species, based on the photos, we think it may be in reasonable condition. The proposed species mix for its replacement does not appear to be specified and we would be interested to have confirmation of this. The options for native hedge planting on a rather exposed coastal site such as this are limited and it may be difficult to establish a new hedge in this location. If this application is considered further, it may therefore be advisable to retain the hedge on this occasion and for alternative biodiversity measures to be considered in order to offset the development.

Consultations:

La Societe Guernesiaise

'The idea of the proposed tree planting is positive. However, the numbers of both the fruit trees and Sallows could be increased to three fruit trees and three (or five)

Sallows - this will also be more aesthetically pleasing too, as planting in even numbers rarely looks natural.

Not sure if local nurseries will readily supply Sallow (Grey Willow) - they tend to offer Goat Willow or ornamental varieties but native Sallow is certainly the most suitable for the coastal site. It is recommended they plant smaller than 2-3m to aid better establishment of the specimens.

There is mention of a gorse hedge but not sure where this is proposed. It is believed La Societe have right of way to the adjoining field so an access would (likely) need to be retained if it was to go along the boundary.

Overall, the application is improved by these revised measures. The curtilage extension is around 170sqm, so in relative terms, it is fairly small.'

Summary of Issues:

- Design of the development.
- Impact of the development on the character and appearance of the area.
- Impact of the development on neighbouring properties.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

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

The proposal is to reduce the size of the boat park by incorporating an extra 6m (162sqm) into the domestic curtilage of the northern neighbour (both site are within the same ownership).

The reason for the extension of curtilage is to enable the residential site to erect a one and a half storey detached double garage, with a workshop at the back of the garage and a home office and bathroom on the first floor, this is in addition to an existing large outbuilding.

The proposals are considered to achieve a good standard of design, using materials which complement the existing materials. The ancillary outbuilding will provide adequate levels of sunshine and daylight, and give the occupiers more flexible and adaptable accommodation.

The scale and massing of the new ancillary outbuilding 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. This is on the basis that the building remains ancillary to the main dwelling and is not subdivided as this would be contrary to policy and has not been assessed.

Part of an extension of curtilage application is to provide biodiversity enhancements to offset the reduction of agricultural land. Initially in this case the enhancements were to remove the current hedge and replace with a native species hedge. However, removing an established hedge and replacing it with a new hedge in a seaside location is not considered a biodiversity enhancement, because removing a good hedge is reducing the existing biodiversity from the site.

The existing hedge is now going to remain and some trees are going to be planted instead. Initially only four trees were proposed, but after consulting with La Societe Guernesiaise and liaising with the applicant the number of trees has been increased to eight.

Now the hedge is remaining and the trees are to be planted it is considered that there is enough biodiversity enhancements for the 160sqm agricultural land loss.

The change of use of land would not have an unacceptable detrimental impact on the landscape character, is not an area of biodiversity importance, and there would not be any established boundaries effected. Due to the proximity to the coast the land would not be suitable for commercial agriculture.

Loss of the boatyard and any rights of way over the land are private civil matters.

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

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

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. Where relevant the issues are considered in section 2 above.

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

The proposal would have no impact on Protected Buildings, Trees or Monuments or on SSS's.

Date: 12/12/2025

