

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: Re-roof, extend, alter and install dormer windows and roof lights, alter internally, alter fenestration at ground and first level and alter ground floor level to existing barn, erect pergola to west of main dwelling and erect a single storey outbuilding/garage to south-east boundary (Protected Building).

LOCATION: Lower Rouvets, Route Des Rouvets, St. Saviour.

APPLICANT: Andrew & Claire Lane

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: 12/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects: 3944 PL01A, 02, 03, & 04A.

Application Ref: FULL/2025/1645

Property Ref: E008840000

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.Prior to the commencement of any development in connection therewith, details of the replacement pantiles to be used on the barn and of the new pantiles for the garage shall have been submitted to and approved in writing by the Authority. Only those materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building.

5.Any stone to be used in the construction of the garage as hereby approved shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - To secure the satisfactory appearance of the completed development.

6.The new and replacement windows as hereby approved shall be of timber construction.

Reason - To make sure that the completed development is sympathetic to the character and appearance of the existing building and surrounding area and to protect the character and setting of the protected building.

Expiry Date: This permission will cease to have effect on 11/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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/2025/1645
Property Ref: E008840000
Valid date: 27/10/2025
Location: Lower Rouvets Route Des Rouvets St. Saviour Guernsey
GY7 9PT
Proposal: Re-roof, extend, alter and install dormer windows and roof lights, alter internally, alter fenestration at ground and first level and alter ground floor level to existing barn, erect pergola to west of main dwelling and erect a single storey outbuilding/garage to south-east boundary (Protected Building).

Applicant: Andrew & Claire Lane

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.

4. Prior to the commencement of any development in connection therewith, details of the replacement pantiles to be used on the barn and of the new pantiles for the garage shall have been submitted to and approved in writing by the Authority. Only those materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building.

5. Any stone to be used in the construction of the garage as hereby approved shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - To secure the satisfactory appearance of the completed development.

6. The new and replacement windows as hereby approved shall be of timber construction.

Reason - To make sure that the completed development is sympathetic to the character and appearance of the existing building and surrounding area and to protect the character and setting of the protected building.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached traditional Guernsey farmhouse which makes the corner on Route des Rouvets and Rue de la Hougue Bachele. Surrounding the site the area comprises residential properties in all directions with agricultural land beyond to the west. The site is situated Outside of the Centres and within a Conservation Area as designated in the Island Development Plan. The whole of the main dwelling and the attached barn (including the interior and exterior) together with the roadside walls are protected.

Relevant History:

FULL/2014/1732	Renovation and internal refurbishment (Protected Building).	Granted 31/07/2014
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Existing Use(s):

Residential – Use Class 1

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:

GP4 Conservation Areas
GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Conclusion/Brief comment:

The Authority also has a duty under Section 34 of the Law to wherever possible to ensure the special interest of a protected building is not harmed and to pay special to preserving the protected building's special characteristics. This duty is encapsulated in Policy GP5 which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

In this instance other relevant policies would include policies GP4, GP8, GP9 and GP13.

Planning permission is sought to re-roof, extend, alter and install dormer windows, roof lights, to alter internally, alter fenestration at ground and first floor level of the existing barn and to alter the ground floor level to part of the barn. The proposal also includes the erection of a pergola to the west of the main dwelling and to erect a single storey outbuilding/garage situated to the south-east boundary of the site.

Following a detailed internal and external assessment of the building on site and despite its complex design, it is evident that care has been taken in the design process of the scheme to ensure that the historic value and features of the building, of special interest, are retained, focusing the alterations on elements that are of less significance. Overall, the scheme represents a careful and well thought through proposal which sustains the special interest and setting of the buildings as a group, whilst converting buildings that are currently falling into disrepair into habitable accommodation. The proposal accords with Policy GP5.

To the southeast of the main dwelling and the barn are the remains (three granite walls and a gable) of what appears to be a former cart-shed building. The proposal includes building up the gable wall, repairing the existing walls and the installation of a new pantile roof structure to create a garage with storage above. This aspect of the scheme together with all other alterations referred to above are of an appropriate scale, design and form to be in-keeping with the design of the host building. The proposal represents good design and would conserve the special character, architectural and historic interest and appearance of the Conservation Area, in accordance with Policies GP4 and GP8.

Policy GP8 requires *inter alia* that proposals for new development will be expected to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space. The proposal is of sufficient distance from any neighbouring properties to ensure that no harm is caused to residential amenity.

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.

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.

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 10/03/2026