

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 single storey extension to east (side) elevation (revised scheme)

LOCATION: Tegour, Braye du Valle, St. Sampson.

APPLICANT: Mr & Mrs P Rouget

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: 04/12/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 30/10/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Chris Workman & Co Ltd - PR:24:06 E02A

Application Ref: FULL/2025/1698

Property Ref: B01078A000

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.If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

Expiry Date: This permission will cease to have effect on 03/12/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

There is potential for contamination on this land due to its former use as a growing site and the historic presence of several glasshouses. Should the applicant intend to grow consumables on this land, we recommend that they consider the potential for contamination and the associated risks.

The application has been assessed on the basis that the extension provides ground floor habitable accommodation only. Any external changes to the building associated with the formation of new first floor accommodation may require the separate grant of planning permission.

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/2025/1698
Property Ref: B01078A000
Valid date: 30/10/2025
Location: Tegour Braye du Valle St. Sampson Guernsey GY2 4RD
Proposal: Erect single storey extension to east (side) elevation (revised scheme)

Applicant: Mr & Mrs P Rouget

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. If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has

submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

INFORMATIVES

There is potential for contamination on this land due to its former use as a growing site and the historic presence of several glasshouses. Should the applicant intend to grow consumables on this land, we recommend that they consider the potential for contamination and the associated risks.

The application has been assessed on the basis that the extension provides ground floor habitable accommodation only. Any external changes to the building associated with the formation of new first floor accommodation may require the separate grant of planning permission.

OFFICER'S REPORT

Brief Description of the site:

Entre Nous is a detached bungalow located to the north of Braye Road. An access driveway serving the dwelling and agricultural land beyond is situated adjacent to the east site boundary. The outbuilding that is the subject of this application is located adjacent to the west site boundary (now known as Tegour). The glasshouse that occupied part of the site until recently has now been removed and boundary fencing has been erected (as shown in photographs accompanying the submission).

The site is located Outside of the Centres. The domestic garden of Entre Nous falls outside an Agriculture Priority Area however land to the north of the site is situated within an Agriculture Priority Area.

Relevant History:

FULL/2018/1042 - Construct one and a half storey home office building to rear of dwelling (Residential Use Class 5) and change of use of agricultural land (use class 28) to domestic garden and parking (residential use class 1) – granted (conditions relating to landscaping and obscure glazed first floor window)

FULL/2025/0120 - Demolish glasshouse, change of use of outbuilding to a dwelling and associated works (revised scheme) – granted (conditions relating to the removal

of the glasshouse, cycle storage, boundary fence and hedge, landscaping and obscure glazed first floor window)

The officer report associated with the refused scheme set out the works that would need to be undertaken in order for the change of use of the building from a home based business to the approved dwelling to be recognised by the Planning Service: *The implementation of the permission would require the requirements of the various planning conditions to have been complied with including the removal of the glasshouse, cycle storage provision, internal layout and boundary fencing/planting.*

Existing Use(s):

01 dwellinghouse

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

Consultation:

Office of Environmental Health and Pollution Regulation - it would be recommended that a contamination discovery strategy condition be imposed

Conclusion/Brief comment:

The application relates to the construction of an extension to the side/east of the building, named Teguor, to the rear of Entre Nous following the grant of permission for the conversion of the building to a dwelling. The extension has been designed with a pitched roof and render exterior to match the existing building.

The description of development given by the Planning Service is for a single-storey extension on the basis that ground floor plans only of this part of the building have been supplied and with no first floor plan/access to the roofspace of the extension which is comparable in height with the main, one and a half-storey dwelling. The application has therefore been assessed on the basis that there is only ground floor accommodation within the extension and any rooflights either serve attic space or a vaulted ceiling.

Parking would be retained to the north of the building, as approved, and a garden area to the south, reduced from that previously approved as a result of the proposed extension.

The design of the extension respects the existing building and local built environment. It offers flexible and adaptable accommodation that can respond to the changing needs of occupiers and is served by fenestration to provide adequate sunlight and daylight to the accommodation.

The extension is set away from neighbouring properties it will not result in overshadowing of adjoining properties and gardens. On the basis that ground floor accommodation only is proposed the extension will not result in unacceptable overlooking or loss of privacy. The rooflights proposed are to the north of the extension facing agricultural land and will not, in any event, result in overlooking to surrounding residential properties/gardens. It is also noted that the current exemption rights would limit the scope for first floor windows/rooflights e.g. above 1.7m above first floor level/obscure glazing required and other changes would require the separate grant of planning permission.

The scheme does not impact on the level of off-road parking provision, which remains sufficient in this Outside of Centres location. The scheme will not result in the unacceptable intensification of the use of the access.

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: 03/12/2025

