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: Demolish existing retail building (Retail Use Class 10), erect dwelling with associated works. Temporary change of use of section of adjacent agricultural field for site storage (230sqm) and install hardstanding (revised scheme).

LOCATION: The Chrome Company, Rue des Brehauts, St. Pierre Du Bois.

APPLICANT: The Chrome Company

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: 16/11/2026

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: Corbeau - DUN-01-11D & DUN-02-10F

Application Ref: FULL/2025/1699

Property Ref: F00109A000+F001080000+F001100000

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. Where openable, new windows shall be of vertical sliding sash design and method of opening.

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

5. No development, except for site works, shall begin on site until a panel of the stone has been built on the site and both the materials and the colour and type of mortar for pointing have been agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

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

6. The garage and garden shed as shown on drawing (ref: DUN-02-10 F) shall be provided and made available before the first occupation of any part of the development hereby permitted.

Reason - To ensure that the integral garage is made available to ensure sufficient car parking provision and that the shed is available for bicycles to encourage their use as an alternative to the car.

7. On completion of, or prior to the first use of the hereby approved dwelling, whichever is the sooner, the temporary storage area, including the geotexile membrane and Gridforce tiles, shall be removed and the land reverted to agriculture, and the boundary treatment reconstructed to match the existing, as shown on approved drawing (ref: DUN-02-10 F).

Reason - To restore the site to its condition prior to the implementation of this

permission to respect the landscape character and agricultural land.

Expiry Date: This permission will cease to have effect on 15/11/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

It is strongly encouraged that roof mounted solar panels are incorporated as part of the development hereby approved in the interests of sustainable development and to reduce the carbon footprint of the new dwelling.

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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2025/1699
Property Ref:	F00109A000+F001080000+F001100000
Valid date:	30/10/2025
Location:	The Chrome Company Rue des Brehauts St. Pierre Du Bois Guernsey GY7 9RT
Proposal:	Demolish existing retail building (Retail Use Class 10), erect dwelling with associated works. Temporary change of use of section of adjacent agricultural field for site storage (230sqm) and install hardstanding (revised scheme).
Applicant:	The Chrome Company

RECOMMENDATION - Grant: Planning Permission with Conditions:

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2. The development hereby permitted shall be begun within 3 years from the date of grant of this 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 secure the satisfactory appearance of the completed development.

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Reason - To restore the site to its condition prior to the implementation of this permission to respect the landscape character and agricultural land.

INFORMATIVES

It is strongly encouraged that roof mounted solar panels are incorporated as part of the development hereby approved in the interests of sustainable development and to reduce the carbon footprint of the new dwelling.

OFFICER'S REPORT

Site Description:

The application site consists of a detached, single storey pitched roof building located to the north of Rue Des Brehauts. The site lies in St Pierre du Bois Local Centre as designated in the Island Development Plan.

The building comprises a retail unit, currently known as The Chrome Company. The building is not protected, nor is it situated within a Conservation Area.

The curtilage of the building is restricted around the perimeter of the structure, which is demarcated by a kerb stone to the west of the building, and a raised area of earth and a tree stump to the north. The property does not benefit from parking provision.

The parking area to the rear (north) of the building appears to be associated with the building to the west of the application site known as 'St. Peter's House' (formerly the Midland Bank). St. Peter's House features a two-storey façade and dormer windows to the rear of the building.

Planning permission was refused in 2025 to demolish the existing retail building (Retail Use Class 10) and erect a 4 storey, flat roof dwelling-house. The application also included a temporary change of use of a section of adjacent agricultural land (230sqm), for site storage, and to install temporary hardstanding during the construction phase of the development.

The reasons for refusal were as follows:

> *1. The scale of the proposed dwelling, together with its flat roof form, arrangement of fenestration and the use of composite cladding, results in a composition that does not achieve cohesive development, and if approved, would be harmful to and out of context with the surrounding built environment, to the detriment of the character and appearance of St Peter's Local Centre.*
>
> *Overall, when considering all the factors set out above, the development does not achieve a good standard of design for the purposes of Policy GP8 (Design) and is considered to have a significant detrimental effect on the character and appearance of the surrounding area. The development would be contrary to Island Development Plan Policies LC2 and GP8.*

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/0715	Demolish existing retail building (Retail Use Class 10), erect dwelling with associated works. Temporary change of use of section of adjacent agricultural field for site storage (230sqm), install hardstanding.	Refused	2025
PAPP/1995/4161	Create car parking area.	Granted	1995
PAPP/1992/0187	Extend premises	Granted	1992

Existing Use(s):

Retail (Chrome Company).
Agricultural (field to the east).

Brief Description of Development:

A revised scheme has been submitted which seeks permission to demolish an existing retail building (Retail Use Class 10) and erect a 3-storey, pitched roof dwelling-house.

The proposed dwelling-house originally consisted of:

- An integral parking area, hallway, boot room and WC on the ground floor;
- A kitchen, lounge, dining room and study on the first floor;
- Two bedrooms, two bathrooms and laundry room on the second floor, and;
- A master bedroom and en-suite on the third floor.

An external roof terrace and pitched roof glasshouse were also located on the third floor, while two balconies were proposed on the east and west elevation, at first floor level.

The agent's letter dated 8th October 2025 sets out how the revised scheme has addressed the reasons for refusal in particular by making amendments to the roof form of the building, the arrangement of the fenestration and external materials with areas of render and the composite cladding replaced with natural red cedar cladding.

The application also includes a temporary change of use of a section of adjacent agricultural land (230sqm), for site storage and to install temporary hardstanding. It is noted that the temporary hardstanding is designated for building materials and storage, during the construction phase of the new house.

The application was deferred as concerns were raised over the scale of the development, its overall design, and its effect on the character and appearance of the surrounding area.

The agent has submitted a series of changes to the design of the scheme over several months in attempt to address the reasons for deferral, including reducing the scale of the building, lowering the eaves, altering the fenestration, cladding and the form of the roof, amongst other works. The agent has also provided a street scene elevation and a photomontage within their letter dated 3rd September 2026.

Further concerns were raised over the design of the scheme. The agent has since attempted to simplify the design by omitting the balcony to the east of the property, altering the ground floor road facing inserts with windows, incorporated a granite plinth, omitted timber cladding and timber truss detail, leaving a proposed painted render finish on the upper floors.

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

LC2 Housing in Local Centres
LC5 Retail in Local Centres
GP1 Landscape Character and Open Land
GP8 Design
GP9 Sustainable Development
IP6 Transport infrastructure and support facilities
IP7 Private and communal parking
IP9 Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance - St Peter's Community Plan
Supplementary Planning Guidance – Parking Standards and Traffic Impact Assessment (2016)

Representations:

The Authority has received two representations from the same person. Grounds for objection principally relate to the following issues: -

- The changes to the cladding together with the other amendments, including the convoluted roof shape are no improvement.
- Inappropriate design for the location and are incoherent.
- Overdevelopment.
- Overbearing presence.
- Piecemeal and incongruous development.
- Previous comments concerning overdevelopment and piecemeal development which might compromise opportunities for more comprehensive development remain valid.

Consultations:

Guernsey Airport:

"*We have now reviewed the revised application and associated drawings.*

Given the location of the proposed development in relation to the Airport's safeguarded areas, we can confirm that the proposal does not infringe the Obstacle Limitation Surfaces (OLS) and is located outside the Public Safety Zone (PSZ).

Whilst the site location would ordinarily trigger consideration of an Instrument Flight Procedure (IFP) assessment, the proposed structure height of 12.7m remains below existing local obstructions. In particular, there are established trees in the vicinity and a mast to the south-east with an approximate height of 25m.

Taking the above into account, Guernsey Airport has no safeguarding objection to the proposal and is content that a formal IFP assessment is not required in this instance.

This response remains subject to confirmation from the air traffic engineering team, that he is satisfied the proposed development is well outside the Navigational Protection Zone (NPZ) and that he has no additional observations from a navigational aid safeguarding perspective.
Subject to confirmation, Guernsey Airport has no objection to the application."

Guernsey Airport - Further comments -
"I have no objection to the increased height associated with this application from a NPZ perspective."

Constables of St Pierre du Bois:

"The constables and douzaine of St Pierre du Bois have viewed the amended plans for The Chrome company site. We feel that the plans are still not acceptable and our objections regarding the original plans are still valid for the revised set."

Summary of Issues:

- Whether the loss of retail provision in the Local Centre is acceptable.
- Whether the principle of new housing in the Local Centre is acceptable.
- Whether the design, scale, mass, siting, form and materials of the proposed development is acceptable.
- The impact of the development on the character and appearance of the area.
- The impact of the development on neighbour amenity.
- Whether the proposed parking provision and design is acceptable and would not negatively impact on highway safety.
- Whether the temporary use of the agricultural field is acceptable.

Assessment against:

1 - Purposes of the law.
2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.
3 - General material considerations set out in the General Provisions Ordinance.
4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

Whether the loss of retail provision in the Local Centre is acceptable:

As set out in application FULL/2025/0715, the loss of retail provision is supported under Policy LC5 (Retail in Local Centre) given that a change of use from comparison retail to other uses within the Local Centres is acceptable, provided that any new use accords with the relevant policies of the Island Development Plan.

Whether the principle of new housing in the Local Centre is acceptable:

As set out in application FULL/2025/0715, the scheme accords with criteria b) and c) of Policy LC2, and the creation of a two-bedroom, detached dwelling-house in the

Local Centre would not affect the vitality or viability of the Main Centres (criterion a). However, concerns were raised over the design of the new dwelling.

Whether the design, scale, mass, siting, form and materials of the proposed development are acceptable and the impact of the development on the character and appearance of the area:

The site is located in close proximity to the amenities of the Local Centre and within these areas, the most effective and efficient use of land and multi-storey designs are encouraged in principle.

In the revised plans received, the agent has successfully demonstrated that the height of the proposed 3 storey dwelling would be similar to that of St. Peter's House to the west, and that its scale would respect and be compatible with other building heights in the wider area of the Local Centre which typically consist of single storey, two storey or in some cases, three storey pitched roof buildings. Guernsey Airport are also satisfied with the scale of the development proposed from their perspective.

Due to the amendments secured, the architectural composition, design and appearance of the building have been improved. The simplified approach to its exterior finish, building materials and appearance, leads to a design that reflects other buildings and materials found in the local context.

Overall, the combination of various revisions secured achieves an acceptable standard of architectural composition and overall design as required under Policy GP8 and would create a building that respects the character and appearance of the surrounding area.

Due to the original submission date of the application, no solar panels are required under Policy GP9, although an informative to this effect should be attached.

The impact of the development on neighbour amenity.

The scheme ensures that the amenities of neighbouring residents would not be unduly harmed because of the development when considering the distance and relationship to surrounding properties, particularly to the south and west.

Whether the proposed parking provision and design is acceptable and would not negatively impact on highway safety:

The proposal retains an integral garage which would serve two vehicles. The agent has successfully demonstrated that sightlines towards approaching traffic travelling in an east-to-west direction would be circa 23m and therefore would not be significantly impeded because of the siting of the dwelling.

Despite being lower than the recommended standard sightline (33m), the Traffic Priority Route merges into a Local Circulation Route and Neighbourhood Road at the

adjacent filter, and therefore traffic speeds would be naturally slower at this point in the road. Moreover, visibility towards oncoming traffic from the west would remain unchanged.

Consequently, there are no significant highway safety or traffic management grounds to oppose the application under Policy GP8 or IP9 (Highway Safety, Accessibility and Capacity).

Whether the temporary use of the agricultural field is acceptable:

The temporary change of use of the agricultural field is acceptable under Policy GP1 and GP15 as set out in application FULL/2025/0715. A condition should be attached to any permission granted to ensure that the land shall be returned to agricultural use and materials cleared from the site following completion or the first occupation of the dwelling, whichever is sooner.

Other material considerations:

As set out in application FULL/2025/0715, St Peter's Community Plan supports retail use in this location but does not rule out other uses including residential and would not prevent the use currently proposed.

Conclusion:

In light of the changes to the scheme, the scheme satisfactorily addresses the reasons for refusal.

The proposed dwelling will result in an architectural composition, design and appearance that respects the surrounding built environment and St Peter's Local Centre as a whole.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purposes of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 13/11/2026