

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: Replace roof and install solar panels to outbuilding to south of dwelling and install solar panels to outbuilding to north boundary (Protected Building).

LOCATION: Le Camptrehard, Rue Des Roquettes, St. Andrew.

APPLICANT: Mr & Mrs R Dorey

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: 27/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Site and block plans, annotated photos &
Renew: Solar Panel Details (all dated 19/11/25).

Application Ref: FULL/2025/1715

Property Ref: K002940000

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.

Expiry Date: This permission will cease to have effect on 26/01/2029 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/2025/1715
Property Ref: K002940000
Valid date: 26/11/2025
Location: Le Camptrehard Rue Des Roquettes St. Andrew Guernsey
GY6 8SH
Proposal: Replace roof and install solar panels to outbuilding to south of
dwelling and install solar panels to outbuilding to north
boundary (Protected Building).
Applicant: Mr & Mrs R Dorey

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.

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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.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Le Camptrehard' is at least an 18th century two and a half storey property which is situated to the southeast of Rue des Rocquettes. The dwelling is located close to the west boundary of a very large site, with seven outbuildings in the near vicinity.

The property is located Outside of the Centres and within an Agriculture Priority Area as defined in the Island Development Plan. The main dwelling and some of the outbuildings are protected buildings.

Relevant History:

A pre-application late last year.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Consultations:

The Office of Environmental Health and Pollution Regulation.

'I have reviewed the proposed plans to replace the roof and install solar panels to an outbuilding to the south of the dwelling and install solar panels to the outbuilding to the north boundary at the above site.'

I do not wish to raise any objections to the proposals.'

Conclusion/Brief comment:

This application is to replace the roof and install solar panels to the mono-pitch outbuilding to the south of the main dwelling, which is protected and install solar panels to the unprotected outbuilding which is located on the northern boundary to the north of the main protected building.

Building 'A' is not part of the listing and has a structurally sound roof. It is proposed to affix solar panels to 50% of the total roof area which faces southeast, which is the roof slope that faces away from the nearest road.

The information provided does not specify by how much the solar panels will project from the roof, they will sit on top of the existing roof tiles, so it is not known whether they would be exempt. However, the assessment is that their installation is considered to be appropriate and acceptable on the unprotected outbuilding.

Building 'B' is one of the Protected outbuildings, it is a small mono-pitch granite building which is situated to the southwest of the main protected building. In this instance the structural integrity of the mono-pitch is not very good. The roof structure is fairly modern and so its removal is not considered to have any impacts on the special quality of the building.

The proposal is to remove the existing roof covering and replace it with integrated solar roof panels, where the whole of the roof is made up of solar panels, giving a seamless appearance. In this instance any harm to the protected building is outweighed by the reasonable aspirations of the homeowner.

The proposals are considered to achieve a good standard of design, the scale and massing of the solar panels are not considered to have a detrimental effect on the character and amenity of the surrounding area, nor will they have any impact on any of the immediate neighbours.

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.

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: 27/01/2026

