

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: Partially demolish extension and demolish porch, erect 1.5 storey extension to east (side) elevation and erect porch to south (rear) elevation and internal alterations (Protected Building).

LOCATION: Le Grand Douit, La Grande Rue, St. Saviour.

APPLICANT: Mr & Mrs C McClean and Mr A McCarthy

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: 10/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions: 1402-WD-10, 11B, 12B, 13B, 14B, 15B, 16B, 17B & 18.

Application Ref: FULL/2025/1758

Property Ref: E008600000

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.No works shall be undertaken to strengthen the first floor of the room noted as ""Bathroom"" on approved drawing 1402-WD-12 Rev A, untill justification has been provided to demonstrate the works are necessary and details of the works have been provided and approved in writing by the Authority. Any works undertaken must comply with the approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

5.Prior to installation, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement internal and external windows and doors shall be submitted for the written agreement of the Authority. All works shall be undertaken in accordance with the approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

6.Prior to demolition of the existing structures, the means by which the new east wing and the new south extension shall be fixed to the main house shall be submitted to and agreed in writing by the Authority. All works shall be undertaken in accordance with the approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

7.Prior to installation, the external appearance of all new vents and extractors shall be

agreed in writing by the Authority. All works shall be undertaken in accordance with the approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

8. Notwithstanding the plans hereby approved, the existing purple slates must be kept and re-used, prioritising the north roof slope and cheeks of the north dormer of the gable extension.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

9. Notwithstanding construction note 40, the PVCu fascia of the north elevation of the gable extension shall be black.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

10. Inserted partitions and boxing shall be cut around and not through existing joinery.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

11. All leadwork shall be installed in accordance with LSA instructions.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

12. Prior to removal of the parquet floor, the pattern of laying of the reinstated parquet blocks and stone flags together with a specification or sample of the stone flags shall be agreed in writing by the Authority. All works shall be undertaken in accordance with the approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

13. The parquet blocks shall be carefully removed, stored in a protected wind, watertight and damp proof location on site and re-used in reinstatement of the floor following installation of the damp proof membrane.

Reason - To make sure the works respect the special character of this protected

building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

14. The firebox, tiles, hearth and carved timber surround of the ground floor fireplace in the 'sitting room' shall be carefully dismantled and stored in a protected wind, watertight and damp proof location on site and faithfully reinstated to replicate their original appearance within six months of the date of their removal. Should any other alterations or permanent removal be proposed, the written agreement of the Authority must be sought and obtained. All works shall be undertaken in accordance with the approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 09/07/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Should, during the course of works, additional structural alterations be required to the first floor structure within the east wing, further discussion must be had with the Authority. Additional permissions may be required.

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/2025/1758
Property Ref: E008600000
Valid date: 18/11/2025
Location: Le Grand Douit La Grande Rue St. Saviour Guernsey GY7 9PT
Proposal: Partially demolish extension and demolish porch, erect 1.5 storey extension to east (side) elevation and erect porch to south (rear) elevation and internal alterations (Protected Building).

Applicant: Mr & Mrs C McClean and Mr A McCarthy

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.

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""Bathroom"" on approved drawing 1402-WD-12 Rev A, until justification has been provided to demonstrate the works are necessary and details of the works have been provided and approved in writing by the Authority. Any works undertaken must comply with the approved details.

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Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

14. The firebox, tiles, hearth and carved timber surround of the ground floor fireplace in the 'sitting room' shall be carefully dismantled and stored in a protected wind, watertight and damp proof location on site and faithfully reinstated to replicate their original appearance within six months of the date of their removal. Should any other alterations or permanent removal be proposed, the written agreement of the Authority must be sought and obtained. All works shall be undertaken in accordance with the approved details.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

INFORMATIVES

Should, during the course of works, additional structural alterations be required to the first floor structure within the east wing, further discussion must be had with the Authority. Additional permissions may be required.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Le Grand Douit' is a protected building, the main 18th Century part of the house is set back from and faces north onto La Grande Rue, very close to the crossroads with Rue Perelle and Route des Rouvets. An earlier 15th Century wing protrudes forward so the gable is directly onto the road, with the front façade facing east.

There is a later one and a half storey extension to the east gable, with the outer gable facing directly onto Rue de la Girouette. The vehicular entrance is south of this and south of the drive is an original two storey barn, with the eastern external wall as part of the roadside boundary with Rue de la Girouette. The barn is also a protected building.

There are detached residential properties in each direction across the roads and directly to the west. The property is located Outside of the Centres and is within a Conservation Area as defined in the Island Development Plan.

Relevant History:

FULL/2023/2077 - Partial demolition and installation of a door and window to first floor level south elevation, external steps and internal and fenestration alterations to barn (Protected Building) – Approved October 2024

Existing Use(s):

Residential use class 1: dwelling house.

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:

This application is to partially demolish an existing extension, demolish the rear porch, erect a one and a half storey extension to the east side elevation and a new porch to the south rear elevation and some internal alterations of this Protected Building.

The application was deferred because there was some conflicting information and some of the proposals would not comply with policy GP5: Protected Buildings. The application was deferred to allow the agent to amend the drawings and mitigate the issues, including:

- Partial demolition of the east wing;
- The appearance of the proposed replacement east wing;
- Opening up of the sitting room fireplace;
- Creation of first floor access between the main house and east wing.

Amended drawings have since been submitted which have substantially addressed the issues raised, however conditions are required to ensure the detailed works are undertaken in a manner to protect the special interest of the property.

Subject to such conditions, the proposals are now considered to achieve an appropriate standard of design, using materials which complement the existing materials. The new extension and porch will provide adequate levels of sunshine and daylight and give the occupiers more flexible and adaptable accommodation.

The scale and massing of the new extension and porch are not considered to have a detrimental effect on the character and amenity of the surrounding conservation area, nor will they have any impact on any of the immediate neighbours, including the setting of the protected building which is the westerly neighbour.

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: 09/07/2026