

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: Variations to previously approved plans for renovation and conversion of former building to create dwelling house, change of use of agricultural land to domestic garden use (670sqm) and associated works - Form catslide roof and install solar panels to west elevation.

LOCATION: L'Echelle Gate House (Les Galliennes Farm), Rue Des Rocquettes, St. Andrew.

APPLICANT: Mr & Mrs T Veron

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: 13/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 7531-01 B1B, B2B, B3D

Application Ref: FULL/2025/1840

Property Ref: K00284B001

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 on or before 22/10/2027.

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.The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 22/10/2024, issued under planning application reference FULL/2024/0652, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

5.Prior to any works to the roof, full details of the construction and finish of the western roofslope, including details of the solar roof, shall be submitted to and approved in writing by the Authority. The works shall thereafter be undertaken only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the works are of satisfactory design and do not have any adverse impact on the character of the area.

Expiry Date: This permission will cease to have effect on 21/10/2027 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/2025/1840
Property Ref: K00284B001
Valid date: 28/11/2025
Location: L'Echelle Gate House (Les Galliennes Farm) Rue Des Rocquettes St. Andrew Guernsey GY6 8SQ
Proposal: Variations to previously approved plans for renovation and conversion of former building to create dwelling house, change of use of agricultural land to domestic garden use (670sqm) and associated works - Form catslide roof and install solar panels to west elevation.
Applicant: Mr & Mrs T Veron

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 on or before 22/10/2027.

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. The permission hereby granted relates only to the variations specified above. In all other respects the development shall be carried out in full accordance with the permission dated 22/10/2024, issued under planning application reference FULL/2024/0652, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variations only.

5. Prior to any works to the roof, full details of the construction and finish of the western roofslope, including details of the solar roof, shall be submitted to and approved in writing by the Authority. The works shall thereafter be undertaken only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed features. This condition is imposed to make sure that the works are of satisfactory design and do not have any adverse impact on the character of the area.

OFFICER'S REPORT

Brief Description of the site:

The application site, as outlined in red on the submitted plans, comprises the remains of a building set on 0.39 acres (1562sqm) of land. Permission was granted in 2024 for the conversion of the structure to a dwellinghouse and works are underway on site to implement that permission.

The site is set at the bottom of a valley, sloping from south-west down to the north-east with an open stream running along the north-east boundary, and is separated from adjacent fields to the north-east, south-east and south-west by robust treed boundaries. The site is bounded by Rue des Roquettes to the north-west, separating the site from residential properties along the north-west side of that road. A small parcel of land located between the road and the structure at the application site is owned in association with the property across the road to the north (Moulin De L'Echelle).

The site historically formed part of the property to the south, known as Les Galliennes Farm. The building group at that property is located to the south-east of the application site, adjacent to Route des Talbots, and comprises a house and enclosed barn (currently undergoing works to convert to residential) dating from before 1787 and a 19th century open sided barn, which has been converted for residential purposes. The domestic curtilage recognised for the house and approved for the barn conversion is restricted to the building group, with limited extension approved to the south-east and south-west of the house.

The whole of the house and enclosed barn at Les Galliennes Farm, together with the roadside wall adjacent to those structures, is protected. The open sided barn, and the structure which forms the subject of this application, do not however form part of the listing. The buildings were first protected in 2018 and, as part of the assessment of the site for listing, it was observed that the structure which forms the subject of this application was likely to date at least partially from before 1787, however has been subject to alterations and was in such poor condition as to be termed a ruin. Notwithstanding any contribution to the historical understanding or setting of the wider protected building group, the structure was therefore determined not to meet the criteria for listing.

The site is located Outside of the Centres, within an Agriculture Priority Area, in the Island Development Plan.

Relevant History:

FULL/2024/0652 Renovation and conversion of former building to create a dwellinghouse, change of use of agricultural land for domestic use (670sqm) and associated works. Approved 22/10/2024

Existing Use(s):

Development site

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:

GP1	Landscape Character and Open Land
GP8	Design
GP9	Sustainable Development
GP16(A)	Conversion of redundant buildings

Conclusion/Brief comment:

Permission is sought under this application to vary the permission previously granted to convert the structure at the site, proposing alterations to the roof to increase the eaves height of a c6m wide section of the west roofslope, and to mount solar panels on the uplifted section of roof. No explanation has been provided for the proposed works.

At the time of the previous approval for conversion, the former building at the site did not have a roof and the approval included reconstruction of the roof. The proposal to form a raised cat-slide element to that roof would not significantly alter the extent of works proposed for the conversion, or the functional floor space of the completed building. In terms of design and appearance, the raised element would detract slightly from the simple form of the approved building, however the position relative to the road and surrounding protected buildings, rising land levels to the west and established vegetation to all site boundaries would limit public views and any potential impact on the setting of nearby protected buildings. The detailed finish of the roof is not however clear and this can be managed by planning condition.

The proposed solar roof would enhance the sustainability of the development, without significant negative impact. These elements were not however integral to the approval of the conversion and it is not therefore considered necessary to require installation by condition.

On balance, it is considered that the varied proposal would remain in accordance with planning law, material considerations and relevant planning policies and approval is recommended.

Recommendation:

Grant with Conditions



Date: 09/01/2026

