

**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:** Convert building to create a dwelling with associated works (Protected Building) (Revised Scheme).

**LOCATION:** La Brigade Farm, La Brigade, St. Andrew.

**APPLICANT:** Messenger West Limited

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:** 23/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** PF+A Ltd: 7846-01 B1, B2A, B3  
T & G Structural Engineers: GY25060/T01 P3, 010 P1, 011 P2,  
012 P1, 013 P1, 100 P2

**Application Ref:** FULL/2025/1874

**Property Ref:** K005570000

**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. The replacement windows and doors hereby approved shall be of timber construction and prior to the removal of any existing windows and doors large scale details (1:20 elevations and 1:5 sections) of all new and replacement windows and doors shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To conserve the special interest of the protected building.

5. a) Prior to the removal of the stonework of the southern part of the east elevation details showing the means of construction and bonding of replacement stonework; and  
b) prior to the commencement of any work in connection with the replacement stone lintels, details of the replacement stonework; details of the type and colour of stone, the method of pointing and the strength and colour of mortar mixes shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To conserve the special interest of the protected building.

6. Prior to the commencement of any repointing work details of the proposed lime:sand mix shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To conserve the special interest of the protected building.

7. a) Prior to removal of the existing roof tiles, the location in and means by which the tiles shall be safely stored shall be submitted to and agreed in writing by the Authority.  
b) re-instatement of these salvaged pantiles shall be prioritised for use on the west

roofslope of the barn.

c) Where replacement pantiles are required these shall be of the same type, size, texture and colour as those salvaged in a) of this condition and shall be laid in matching courses.

The works shall be carried out only in accordance with these details.

Reason - To conserve the special interest of the protected building.

8. Prior to the commencement of any work in connection therewith details of:

a) all new vents and extracts; and

b) solar panels

shall be submitted to and agreed in writing by the Authority. The development shall be carried out 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 conserve the special interest of the protected building.

9. The roof lights hereby approved shall be fitted flush with the roof plane in which they are installed.

Reason - To conserve the special interest of the protected building.

10. No development shall begin on site until details of the boundary treatments for all boundaries to the garden area of the building approved to be converted to a dwelling (north, south east and west) including any walls, gates and gate pillars (including height, materials and external appearance) to the north boundary of the barn shall be submitted to and agreed in writing by the Authority. The development shall be carried out 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 ensure that the domestic curtilage is clearly defined and to provide privacy to the amenity space of the barn and adjoining properties on the wider site having regard to the open landscape concerned and that the site contains protected buildings where their special interest and setting must be preserved.

11. a) Prior to the first occupation of the barn conversion hereby approved the derelict building within the garden area of this dwelling shall be removed from the site and the land shall be re-instated so that it is capable of use as domestic garden associated with this dwelling.

b) Prior to the first occupation of units 3, 4 and 5 within the wider development site outlined in red the building adjacent to the west site boundary shall be demolished to provide the allocated off-road parking to serve those approved residential units.

Reason - In the interests of visual and residential amenity and to ensure that off-road parking is provided to serve the development.

12. Prior to the commencement of any work in connection therewith details of all approved areas of hardstanding around the barn hereby approved to be converted to a dwelling shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To conserve the special interest and setting of the protected buildings and having regard to sustainable design.

13. The development hereby permitted shall be constructed in accordance with the details set out in relation to Policy GP9 in the Design and Sustainability Report (7846-01) and in accordance with the details shown on the approved plans regarding hardstanding, EV charging point and solar panels. There shall be no occupation of the approved dwelling until the solar panels and electric vehicle charging point to serve it has been installed and made operational.

Reason - In the interests of sustainable development.

**Expiry Date: This permission will cease to have effect on 22/01/2029 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bat and birds may be roosting and nesting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email [info@societe.org.gg](mailto:info@societe.org.gg).

Given the location of the building adjacent to areas of open and undeveloped land consideration should be given to external lighting and the effect light pollution may have on local wildlife.

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwellings approved on this site. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

**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](http://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](mailto: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/2025/1874  
**Property Ref:** K005570000  
**Valid date:** 01/12/2025  
**Location:** La Brigade Farm La Brigade St. Andrew Guernsey GY6 8RH  
**Proposal:** Convert building to create a dwelling with associated works (Protected Building) (Revised Scheme).  
**Applicant:** Messenger West Limited

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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c) Where replacement pantiles are required these shall be of the same type, size, texture and colour as those salvaged in a) of this condition and shall be laid in matching courses.

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Reason - In the interests of sustainable development.

## **INFORMATIVES**

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bat and birds may be roosting and nesting and measures may therefore need to be taken

(including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email [info@societe.org.gg](mailto:info@societe.org.gg).

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## **OFFICER'S REPORT**

### **Site Description:**

The site is situated Outside of the Centres and within an Agriculture Priority Area (APA).

The whole of the exterior of the main building and barn together with the roof structure and machinery of the south part of the west wing are protected. The single storey east extension, the rest of the interior of the main house and barn, other outbuildings and the pigsties are not protected.

The domestic garden/curtilage has been defined as being the access driveway and all barns, outbuildings and other structures that form the cluster of built development on the site. It does not include any open and undeveloped land to the north, east or south of the site.

### **Relevant History:**

FULL/2022/0615 - Subdivide dwelling and change of use of self-catering units to create 5 dwellings, erect 1 storey extension to east elevation, demolish and rebuild chimneys, internal and fenestration alterations, demolish outbuilding B (Protected Building) - granted

FULL/2023/1174 - Convert, extend and alter outbuilding to create dwelling, erect single storey garage to west boundary and associated works (Protected Building) – refused

FULL/2025/0418 - Convert building to create a dwelling with associated works (Protected Building) - refused (sound and substantial construction capable of conversion without rebuilding or extensive alteration having regard to the special interest of the building)

FULL/2025/1343 - Subdivide dwelling and change of use of self-catering units to create 5 dwellings, erect 1½ storey extension to east elevation, demolish and rebuild chimneys, internal and fenestration alterations, demolish outbuilding B (Protected Building) - granted

**Existing Use(s):**

Self-catering

Residential

(approval granted for change of use away from self-catering accommodation but not yet implemented).

**Brief Description of Development:**

The application relates to the change of use of the barn to a unit of residential accommodation (Use Class 1). The building would contain a kitchen/dining room, shower room and separate lounge on the ground floor and two bedrooms and two bathrooms at first floor level. The existing openings in the north, south and west elevations are shown to be retained and used in connection with the proposed development. In connection with the rebuilding of part of the east elevation (see Structural Report) a double height glazed feature is proposed to be created. A ground floor door and two small first floor windows are proposed to be retained in this elevation. Ridge rooflights are proposed to the roof along with the introduction of solar panels to the east and west roof slopes.

The submission also incorporates written supporting information in relation to Policies GP5, GP8, GP9 and GP16(A) (Justification Report), a Structural Report (site visits in September and November 2024) and photographic survey. Building Control (BC) drawings have also been provided, and some proposed works are shown only on the BC drawings, not on the planning drawings - underpinning, rainwater goods, door threshold levels, French drain and repointing of walls. There is a conflict between submitted drawings regarding the extent of works to the roof as Section A-A on drawing 7846-01 B2 A states that the structure is to be retained.

The Statement of Significance has been updated to make reference to underpinning but does not attempt to demonstrate an understanding of the age of the building nor does it apportion value, impact etc. or assess the effect on special interest of the proposals. It does not refer to all aspects of the development.

The report outlines that the building has suffered a prolonged period of little/no maintenance and has suffered as a result of moisture penetration (softened mortar and rot/infestation of most of the significant timbers). Roof and first floor timber structures will need extensive repair and replacement following prolonged exposure to the elements. The report notes that the roof has felt lining indicating that it has been stripped and recovered but that it is undulating.

Secondary timber struts have been introduced to support the ends of timber beams where they are rotten and a concrete block pillar is used to aid support of the floor beam above but it is not vertical and expresses lateral movement. Damage from the collapse of one major timber has damaged both flank walls which require stabilising and additional support. The report describes the flank walls as being “out of plumb” but also notes that the trial pits exposing the base of flank walls (internal and external) indicate that the walls are founded on light brown sandy silts, with no foundation stone or projection but that this is “sound ground suitable for safely carrying the full weight of the building”.

The report advises that the east flank wall will likely need dismantling and rebuilding as it is currently unsafe. In other areas, stitching will be necessary along with localised rebuilding (photograph and report refer to a crack in the flank wall near the junction of a first-floor beam where there is evidence of previous repair). Window openings in the west elevation have no external lintels and that the wall has partially failed above the window/door opening to the south end of the wall. Repointing will be necessary, inside and out.

The report recommends that the rear section of the east wall will need to be supported to prevent it falling inwards before any works are carried out/structural elements moved and an approved plan and methodology is recommended along with a phased approach to works e.g.

- current internal timbers may be in poor condition but presently, in part, provide some lateral restraint
- the walls, these are considered “flexible” in construction meaning that they can deflect significantly before failing. They are unpredictable and intervention is required from a suitably qualified/skilled stonemason
- Roof timbers will need to be removed and assessed before they can be considered for reuse
- First floor timbers are not considered fit for purpose but in both cases the timbers could be set aside for possible reuse (subject to appropriate treatments). The upper floor would not form part of the support for the building, subject to other repairs.

In relation to the roof new rafters are proposed and the existing roof structure is to be removed and replaced according to the temporary works plans.

Permission has recently been granted for the subdivision/change of use other buildings on the site to 5 units of residential accommodation however, the current scheme would alter the garden of approved unit 3 and the parking/turning layout for this adjoining site which also falls within the red line site boundary.

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

Island Development Plan policies:

OC1: Housing Outside of the Centres

GP5: Protected Buildings  
GP8: Design  
GP9: Sustainable Development  
GP13: Householder Development  
GP16(A): Conversion of Redundant Buildings  
IP6: Transport infrastructure and support facilities  
IP7: Private and Communal Car Parking  
IP9: Highway Safety, Accessibility and Capacity

**Representations:**

La Societe Guernesiaise – commented on the 2023 application.

La Societe would like to highlight that buildings of this type can be used by roosting bats, breeding Swallows and other wildlife. This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby.

If this application is considered further, we would recommend that the building, in particular the roofspace, be inspected for current or recent use by bats and other wildlife by a suitably qualified person prior to any building works. This would reduce the risk of disturbing or destroying animals which are legally protected under the Animal Welfare Ordinance 2012.

We would also recommend that the development proposals include adequate provision to support targeted species of birds and bats. La Societe would be able to assist with this aspect.

We would also highlight the environmental impact of light pollution on many types of wildlife such as birds, bats and insects. Such pollution can be particularly problematic when introduced into a landscape such as this one, where existing sources of artificial light are relatively sparse. This part of the island has recently been shown to support a number of bat species.

Informative notes are recommended in relation to the use of buildings by roosting bats and other wildlife and request that the site is inspected prior to any building works with appropriate measures taken including the timings of works and highlighting the issue of avoidable light pollution.

**Consultations:**

None.

**Summary of Issues:**

The key issues in this case relate to the principle of the proposed development and whether the works represent substantial alterations to the building that would go

beyond what is permitted by Policy GP16(A) but having regard to the protected status of the building and whether the works accord with Policy GP5.

**Assessment against:**

**1 - Purposes of the law.**

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

**2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**

Policy OC1 of the Island Development Plan makes provision for the creation of new dwellings through the subdivision of an existing dwelling or the conversion of an existing redundant building. The submission indicates that the buildings are redundant and therefore Policy OC1 provides a gateway for the proposed development. Policy GP16(A) must then be considered.

It was established as part of the 2023 application that the building is no longer required or capable of being used for its current or last known purpose in accordance with criterion a. of GP16(A) and criterion b. is addressed as the scheme relates to the establishment of a unit of residential accommodation.

A visual inspection carried out at the time of the application site visit of the two-storey barn, highlighted the internal first floor joists showed signs of decay where they met the wall and first floor structures and were, in places, held up by pillars of blocks. There was some evidence on site of the side wall (southwest) bowing. The scheme has been accompanied by a Structural Report/Survey into the condition of the building and its capability to be converted without extensive alteration or rebuilding. A GP16(A) statement, revised in November 2025, has also been submitted.

The key issue in the earlier 2025 scheme (refused) was that it was not possible to establish whether the building would comply with Policy GP16(A) c. in terms of demonstrating that the building is capable of conversion without extensive alteration or rebuilding. The areas of concern related to upgrade works necessary for the building to be used for residential accommodation, all areas of work where stabilisation and repair work is necessary, rainwater goods and discrepancies between the drawings and Engineer Report (retention or replacement of the roof).

The application has been accompanied by supporting information relating to the proposals incorporating a comprehensive list of works. A temporary works plan has also been provided having regard to the recommendations of the Structural Report (including temporary support to the rear section of the east wall, roof timbers to be removed, assessed and repaired before reuse, walls to be stabilised and parts of the east flank wall to be reconstructed and upper floor timbers to be removed). The

statement highlights that the walls may require underpinning, but this is to be phased to minimise risk to the existing structure.

In terms of the extent of alterations required to support the proposed conversion, in deciding the La Pomare Farm appeal (ref PAP/010/2019), the Tribunal considered it appropriate to distinguish between three distinct categories of building work that have different underlying purposes; structural repair, upgrading and renewal; upgrades to meet the Building Regulations; and works to facilitate the proposed use. The Tribunal concluded that these forms of work, necessary to bring the building fabric up to current Building Regulation standards in terms of freedom from damp and thermal and sound insulation, are known to be a common feature of schemes involving the conversion of buildings and therefore such works were considered to be neutral in terms of their impact on the objectives of Policy GP16(A).

In terms of other works proposed to facilitate the conversion, new windows and doors are proposed to existing, proposed and altered openings plus the insertion of rooflights. The scheme requires the roof structure to be replaced but with the reuse of existing pantiles that can be salvaged. This would go beyond a minor alteration or repair when considering Policy GP16(A). The works proposed in this application do, therefore, represent substantial alteration to the building proposed in connection with its conversion to a unit of residential accommodation which would not accord with c. of Policy GP16(A). In this regard therefore, a minor departure from this aspect of Policy GP16(A) would need to be applied. The departure from Policy GP16(A) c. should be considered in connection with criterion d. which relates to the special interest of a Protected Building. An application for the replacement roof covering alone would accord with Policy GP5 and having regard to this and the minor departure referred to above the replacement roof and other works proposed would satisfactorily address criterion d. of Policy GP16(A).

With regard to the reconstruction of a portion of the east wall, the minor departure request addresses this aspect of the development. The works would incorporate the insertion of a new carriage-door style glazed element. The submission outlines that it would be efficient to do the repair work alongside the conversion and avoiding the need to repair the whole section before the window is installed. As with the works to the roof however and Policy GP16(A) c. and d. the works would accord with Policy GP5 and the argument presented about combining repair and the conversion works is reasonable. It does not conflict with Policy GP5 in terms of the impact on special interest. This new opening is a substantial alteration to the building however but can be addressed by the minor departure request in this case when also balancing the benefit of the proposals in securing the future of this protected building.

The following works accord with Policy GP5 of the Island Development Plan and would represent the reasonable aspiration of the property owner that would outweigh harm:

- Double-height opening (east elevation)
- Stone lintels (west facing windows)

- Wholesale replacement of windows and doors (many are missing) and alter proportions of east doorway
- Insert 2x ridge rooflights
- Solar panels
- Alterations to roof – reinstate old tiles on new roof structure
- Underpinning
- Rainwater goods
- Reduce door threshold levels and lower position of east door
- Install French drain alongside the east and west walls
- Demolish outbuilding to west to provide parking spaces
- Demolish outbuilding to east to provide garden
- Hardstanding
- Repointing (on the basis that lime is used for the repointing works)
- Walls, gate pillars etc (subject to design, materials etc which have not been specified)
- Re-pointing using lime

Policy GP16(A) seeks to ensure that a development would not have unacceptable impacts on the contribution a building of character makes to the character and appearance of the area, this is also echoed in GP8. As the existing building is to be retained (without extension, so GP16(A) criterion g. is not applicable) and existing window and door openings are to be reused it is considered that the scheme represents a good standard of design that respects both the local built environment and open landscape concerned with hard and soft landscaping that would reinforce that character. The site is visible from the adjoining road but will be seen in the context of other buildings on the site, as such the conversion and ancillary development will not have an unacceptable adverse impact on the character and openness of the landscape (GP1 and GP16(A) criterion f.).

The development offers efficient and effective use of land both through the reuse of an existing building and the formation of multi-storey accommodation with accommodation over two floors. The scheme would offer flexible and adaptable accommodation that can respond to the changing needs of occupiers and demonstrates accessibility to and within the ground floor of the building for people of all ages and abilities. Although the first floor is accessed only by stairs this would not preclude access by ambulant disabled or future adaptations such as the introduction of a stairlift.

The scheme offers future occupiers with adequate daylight/sunlight (particularly due to the introduction of rooflights and additional glazing to the east elevation) and access to external open space along with good internal space provision. Aspect and outlook would be good and the building is set away from other neighbours (currently vacant) on the site in terms of maintaining privacy for all residents at the site (GP8 and GP16(A) criterion h.).

The scheme includes new boundary treatments to separate the property from those adjacent to it and although full details have not been provided these could readily be

designed so as to be sympathetic to the site and surroundings while maintaining privacy/outlook etc. for occupiers of the proposed dwelling. This matter can therefore be managed by condition. It is also important to ensure that consideration is given to the boundaries with the open agricultural land to ensure that any new/enhancements are appropriate in this setting having regard to the wider open landscape. The details of these boundary treatments can also be managed by condition. It is not necessary to remove exemption rights for the boundaries as the gates, fences and wall exemption rights do not apply to protected buildings.

As the land around the building falls within the recognised curtilage for the site there is no specific requirement to address the Strategy for Nature SPG in this case. It would be appropriate, by condition, to require the removal of the derelict outbuilding in order to enhance the design, quality and access to open space associated with this proposed development.

It is also noted that an existing building is to be retained and used as a garage/store. This was shown to be demolished as part of the approved subdivision scheme. This proposal will result in an adjustment to the layout of the garden of approved unit 3 and the demolition of a building shown in the subdivision scheme as retained for future development with parking shifted from the east adjacent to unit 3 to the west in the area of the demolished outbuilding. The number of parking spaces will also reduce from 6 to 3 which is acceptable for three, one bedroom dwellings, although tandem parking may be possible. Given the Outside of Centres location and the site layout the level of parking, as amended, is considered acceptable. Two of the approved units have private parking to the front/north and so the area to the west is for three units with ample space for allocated and an element of informal parking if necessary in line with the aims of Policy IP7.

The submission does not include any details regarding this building or any alterations that may be proposed in order to facilitate this use e.g. insertion of garage doors. The building itself does not form part of the entry into the Protected Buildings List. An external visual inspection as part of the application site visit shows pedestrian access only which would be sufficient to offer secure and covered cycle storage in line with Policy IP6. There is also adequate onsite parking and turning to meet the needs of occupiers with no unacceptable intensification in the use of the existing site access in accordance with Policies IP7 and IP9.

With regard to Policy GP9 the supporting information acknowledges that position, location and orientation are pre-determined given that this is a conversion scheme. Nonetheless, the proposals include the insertion of rooflights to improve natural light into the building and that new insulation will ensure the building meets a high standard of thermal efficiency. Solar panels and an EV charging point are also proposed. Subject to conditions therefore, Policy GP9 would be met in this case.

An area of land is identified in this submission as being “rewilded”. This land is not within the recognised curtilage of the proposed dwelling and has not been specified as part of the garden area of the proposed dwelling. The rewilding can be

undertaken on land that does not form part of the domestic curtilage of the property and as such has not been assessed as the change of use of agricultural land to domestic garden. The extent of domestic garden remains as per the definition from 2021.

In view of the above it is recommended that permission is granted, subject to conditions:

- Removal of buildings shown to be demolished
- Lime pointing
- Details of proposed walls/fences/gates and erection prior to occupation along with other boundary treatments/enhancements
- Timber windows/doors including large scale drawings
- Details of replacement stonework to southern part of east elevation and details of replacement stone lintels
- Details of the storage of existing roof tiles and reuse of existing pantiles on west roofslope. Replacement pantiles to match existing
- Flush fitting rooflights
- Details of vents/extracts/solar panels
- Details of hardstanding and provision of parking for units 3, 4, 5 prior to their occupation
- Sustainable development proposals

Given that many exemption rights, such as boundary fences and walls, do not apply to protected buildings there would be no need to remove exemption rights to the outer site boundaries, with the adjoining open and undeveloped agricultural land. There are gaps in the existing site boundaries however and clarification is sought, through the conditions, regarding these areas along with new boundary features within the site separating the barn from the five approved dwellings.

### **3 - General material considerations set out in the General Provisions Ordinance.**

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

### **4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The proposal would have no adverse impact on protected trees or sites.

**Date:** 23/01/2026

