

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, extend and alter outbuilding to form a dwelling and associated works, and change of use of agricultural land to domestic garden for the existing dwelling and the dwelling to be formed (1187sqm).

LOCATION: Les Rosiers, Rue Des Annevilles, Vale.

APPLICANT: Mr & Mrs M Gaudion

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: 19/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 25-1664/PD/01A, /02B, /03 & /04.

Application Ref: FULL/2025/1986

Property Ref: C021790000

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.(a) Prior to the commencement of any work in connection therewith, full details of a mowing and management plan for the proposed wildflower areas as shown on drawing ref: 25-1664 PD/04 shall have been submitted to and approved in writing by the Authority.

(b) The landscaping scheme shall be fully completed, in accordance with the details as shown on drawing ref: 25-1664 PD/04 in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority and the wild flower meadow shall thereafter be maintained and managed in accordance with details provided for criterion (a) above. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason: To help assimilate the development into its surroundings, and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

5.The cycle parking shall be installed on site in accordance with the details shown on the approved plans prior to the first occupation of the dwelling hereby approved and shall retained as such thereafter.

Reason - To encourage the use of bicycles as an alternative to the car.

6.Prior to the first occupation of the dwelling hereby approved the 1.8m high timber fences shall have been installed in the positions shown on the approved drawings and shall thereafter be retained.

Reason - To protect the reasonable amenities of neighbouring residents.

7. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no windows shall be installed in the west facing elevation of the dwelling to which this permission relates.

Reason - The installation of windows in this elevation could cause harm to neighbouring dwellings.

8. Prior to the first occupation of the dwelling hereby approved:

(a) full details of an electric vehicle charging point positioned within the area of hardstanding to be used for car parking to the east of the dwelling hereby approved (as shown on drawing ref: 25-1664 PD/01 A) shall have been submitted to and approved in writing by the Authority.

(b) the electric vehicle charging point shall have been installed on site in accordance with the details approved under criterion (a) of this condition above and made fully operational prior to the first occupation of the dwelling hereby approved, or in accordance with a scheme previously agreed in writing by the Authority.

Reason - In the interests of sustainable development, in accordance with Policy GP9.

Expiry Date: This permission will cease to have effect on 18/05/2029 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/2025/1986
Property Ref: C021790000
Valid date: 17/02/2026
Location: Les Rosiers Rue Des Annevilles Vale Guernsey GY6 8LY
Proposal: Convert, extend and alter outbuilding to form a dwelling and associated works, and change of use of agricultural land to domestic garden for the existing dwelling and the dwelling to be formed (1187sqm).

Applicant: Mr & Mrs M Gaudion

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.

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. (a) Prior to the commencement of any work in connection therewith, full details of a mowing and management plan for the proposed wildflower areas as shown on drawing ref: 25-1664 PD/04 shall have been submitted to and approved in writing by the Authority.

(b) The landscaping scheme shall be fully completed, in accordance with the details as shown on drawing ref: 25-1664 PD/04 in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority and the wild flower meadow shall thereafter be maintained and managed in accordance with details provided for criterion (a) above. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason: To help assimilate the development into its surroundings, and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

5. The cycle parking shall be installed on site in accordance with the details shown on the approved plans prior to the first occupation of the dwelling hereby approved and shall retained as such thereafter.

Reason - To encourage the use of bicycles as an alternative to the car.

6. Prior to the first occupation of the dwelling hereby approved the 1.8m high timber fences shall have been installed in the positions shown on the approved drawings and shall thereafter be retained.

Reason - To protect the reasonable amenities of neighbouring residents.

7. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no windows shall be installed in the west facing elevation of the dwelling to which this permission relates.

Reason - The installation of windows in this elevation could cause harm to neighbouring dwellings.

8. Prior to the first occupation of the dwelling hereby approved:

(a) full details of an electric vehicle charging point positioned within the area of hardstanding to be used for car parking to the east of the dwelling hereby approved (as shown on drawing ref: 25-1664 PD/01 A) shall have been submitted to and approved in writing by the Authority.

(b) the electric vehicle charging point shall have been installed on site in accordance with the details approved under criterion (a) of this condition above and made fully operational prior to the first occupation of the dwelling hereby approved, or in accordance with a scheme previously agreed in writing by the Authority.

Reason - In the interests of sustainable development, in accordance with Policy GP9.

OFFICER'S REPORT

Site Description:

The application site comprises a large detached property with associated outbuildings situated to the south of Rue Des Annevilles. Part of the site, the section to the west of the driveway that runs down the centre of the site is classed as domestic curtilage with the section to the east forming agricultural land.

The site is bordered to the east, west and to the north (on the opposite side of the road) by residential properties and to the south by agricultural land. The properties to the east (Lorier) and to the north (Holbrook) are protected buildings.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2020/0960	Remove roofs over 3 existing outbuildings, erect new roof over all 3 structures with attic accommodation and create balcony. Alterations to fenestration.	Granted 16/07/2020
PAPP/1999/2130	Install a swimming pool.	Granted 27/07/1999

Existing Use(s):

Residential Use Class 1 – property, garden area and domestic outbuildings to the west of the driveway;

Agricultural Use Class 28 – remaining land to the east of the driveway.

Brief Description of Development:

Planning permission is sought to convert, extend and alter an existing outbuilding to form a dwelling and to change the use of a section of agricultural land (circa 1187m² in area) to domestic garden to be split between the existing dwelling and the dwelling to be formed.

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

OC1	Housing Outside of the Centres
GP5	Protected Buildings (setting)
GP8	Design
GP9	Sustainable Development
GP15	Creation and Extension of Curtilage
GP16(A)	Conversion of redundant buildings
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking

Representations:

One letter was received questioning whether the proposed landscaping proposals provide biodiversity net gain as no details are given as to the maintenance of the wildflower meadows and some of the species proposed are not ones you would sow in a perennial grassland mix. Sorbus aria as proposed is also non native.

Consultations:

None

Summary of Issues:

Whether the principle of the development is acceptable and whether the conversion of the building complies with all relevant planning policies.

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).**

Principle of residential development

The Spatial Policy of the Island Development Plan, expressed through Policy S1 (Spatial Policy), is to, *“concentrate the majority of new development in the Main Centres and the Main Centre Outer Areas to maintain the vitality of these areas...and to allow for development Outside of the Centres in identified specific circumstances, in accordance with the Strategic Land Use Plan.”*

This approach is reinforced through Policy S4 (Outside of the Centres) and the introduction to Part 3 of the Plan *Policies for Outside of the Centres* which, whilst acknowledging that the Plan makes provision for certain types of development Outside of the Centres, states that proposals for new housing will not generally be supported Outside of the Centres.

Policy OC1 (Housing Outside of the Centres) sets out potential exceptions to this direction, stating that the creation of new dwellings Outside of the Centres will only be supported where it is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building, and directs proposals for conversion of redundant buildings to be considered principally under Policy GP16(A) (Conversion of Redundant Buildings).

Conversion of the existing building

The proposal is addressed against the criteria of Policy GP16(A) below.

a. it is demonstrated that the building is no longer required or capable of being used for its current or last known purpose;

Following a review of aerial imagery dating back to 1979 it appears that the application building was used as a packing shed associated with two spans of glass which prior to being demolished in 1980 were situated on land immediately to the east. Although this building is now included within the domestic curtilage associated with Les Rosiers and houses pump equipment associated with the swimming pool immediately to the west, this equipment takes up very little of the overall floorspace of the building and the remaining space is unused and is no longer required. Following a visit to the site the swimming pool also appears to have been unused for some time and the applicants agents are looking to decommission the swimming pool as confirmed in the application material. The applicant's agent has confirmed that there are three additional outbuildings on site and a shed, which together with the storage within the roofspace of the main dwelling provide more than enough space to rehouse the pool equipment and for residential storage making this building redundant and no longer required. This was also evident on site. It is therefore accepted that the building in this case is no longer required for its last known purpose and conversion would comply with this criterion of the policy.

b. the conversion will result in the establishment of either residential, social and community, industrial, storage and distribution, convenience retail in coastal locations in accordance with Policy OC4, visitor accommodation or office use or provide facilities for outdoor formal recreation or informal leisure and recreation uses;

The proposal would result in the establishment of a residential use and complies with this criterion.

c. the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding;

Following the approach taken by the Planning Tribunal in relation to an appeal under GP16(A) (Rue Coutance Ref: PAP/008/2019), this criterion must be assessed in two parts. Firstly, whether the building is of sound and substantial construction (in relation to the use originally intended), and secondly, an assessment as to whether the building is capable of conversion without extensive alteration or rebuilding.

In respect of the first point a structural report has been submitted which demonstrates that the building is constructed from load bearing masonry taken off concrete strip footings and is free from any significant foundation movement. The building is showing no significant cracking on any of the external walls but does show small surface cracks within the render likely due to thermal movement.

In relation to the second part, the floor space of the existing building exceeds the requirements of the Guernsey Technical Standards to form a dwellinghouse and would therefore, in principle, be capable of conversion for such use. New door and altered window openings are proposed which have been kept to a minimum and the building will be externally insulated, with the existing roof structure (which contains asbestos) retained and encapsulated in an appropriate manner.

In determining the previously cited appeal, and taking into account paragraph 19.17.7 of the IDP, the Tribunal concluded that work necessary to bring the building fabric up to current Building Regulation standards in terms of freedom from damp and thermal and sound insulation, together with the installation of internal partitions, 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). The remaining works proposed to the building, as referred to above, are not considered to amount to extensive alteration or rebuilding and the scheme put forward under this application would comply with criterion c).

d. the proposals would have no adverse impacts on the special interest of a protected building and that such interest is appropriately and proportionately preserved and, where possible, enhanced;

The Authority also has a duty under Section 34 of the Law to wherever possible ensure the special interest of a protected building is not harmed and to pay special to preserving the protected building's special characteristics. This duty is encapsulated in Policy GP5 which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

The building of itself is not protected but the main dwelling shares a boundary with a protected building to the east. However, given the limited alterations proposed and the separation distances between the application building and the protected building no harm would be caused to its setting.

e. the proposals would have no unacceptable impacts on the contribution a building of character makes to the character and appearance of the area;

The existing building could not be considered a building of character. The building is of utilitarian form and design which, due its low profile, simple form and position within the centre of the site and against other outbuildings, is of limited impact within the wider character of the area.

f. the conversion and any ancillary development associated with it can be implemented without having any unacceptable adverse impacts on the character and openness of the landscape;

The creation of curtilage associated with the conversion would also fall to be considered under Policy GP15 (Creation and extension of curtilage). In addition, Policy GP1 is relevant in relation to the impact on open and undeveloped land.

The building, and the curtilage proposed for the new dwelling is located on the centre of the site with residential curtilage associated with the main dwelling immediately to the south. The proposal intends to change the use of all of the agricultural land to the east of the driveway (circa 1187m² in area) into curtilage, to be divided between the main dwelling and the proposed dwelling. Substantial trees and planting separates the application site from the agricultural land to the south and to the east and west are residential properties. Any impact on openness would therefore be limited.

The site is not located within an Agriculture Priority Area, and as stated above, the proposed area for change of use is limited and has limited potential to contribute positively to commercial agricultural use. The proposed change of use would not impede any such ongoing use of the land to the south.

The proposed creation of curtilage would support the conversion of an existing redundant building and would provide additional curtilage for the main dwelling. Considering the above, the proposal would not have a significant impact on openness. The property is not located within or adjacent to an Area of Biodiversity Importance and the proposal does not include the removal of any boundary features.

The States has adopted the Strategy for Nature SPG and to ensure that environmental benefits in respect of biodiversity are introduced in line with the SPG, a landscaping scheme has been provided as part of the application. The landscaping scheme shows that an area of 85m² will be planted with a range of native plants, the creation of a 80m² wildflower meadow, 14 additional trees and a new hedge all to be planted within the proposed curtilage for the new dwelling. No management plan has been provided for the wildflower meadow, to ensure that biodiversity enhancement is maintained longer term however this could be controlled by condition. The landscaping scheme is acceptable and accords with the aims and provisions of the SPG.

The proposed creation of curtilage would therefore meet the requirements of this criterion and Policies GP1 and GP15.

The impact on the amenity of the neighbouring property is addressed below.

g. the conversion would not require more than modest extension to the existing building for it to be achieved;

The proposal includes the provision of a small extension attached to the south elevation to accommodate a larger living room for the proposed dwelling. However, the existing building is of a size that is capable of conversion without the proposed extension. The extension is also limited in terms of the floorspace that it will create and represents an increase of circa 17% of floorspace and 17% in the overall volume of the building which is deemed to be acceptable as a modest extension for the purpose of this criterion. The scheme therefore complies with criterion (g) of Policy GP16(A).

h. the proposal would have no unacceptable adverse impacts on the amenities and enjoyment of neighbouring properties and the surrounding area.

The proposal includes a new 1.8m high timber fence along the south boundary and a hedge and gate along the northern boundary of the proposed curtilage, which will separate the garden area proposed for the dwelling from that associated with the main dwelling. No windows exist in the west facing elevation of the proposed dwelling and the window in the north elevation would face towards a blank elevation in the neighbouring outbuilding. Taking the above into account, the single storey nature of the building, the orientation and separation distance to the neighbouring property to the east, there would be no adverse impact on residential amenity.

Other matters

Residential amenity

The proposal is for a one bed dwellinghouse, capable of sleeping two persons. Part G of the Guernsey Technical Standards requires minimum accommodation provision for two persons of 35m², in the form of 22m² for kitchen, living, dining and bathing, 12m² for sleeping and 1.25m² for storage. The proposed accommodation would marginally exceed the requirements of the Building Regulations and would fall only slightly short of the Nationally Described Space Standards.

The size and quality of the outdoor space would be adequate for a dwelling of the proposed size and there would be an attractive outlook from the dwelling over the proposed residential garden area. Overall, the proposed dwelling would provide an adequate living environment, in accordance with Policy GP8(d) and Annex I: Amenities.

Parking provision and cycle storage

The proposed parking provision is adequate and appropriate and a turning facility is provided to enable cars to enter the site, turn and leave forward facing. Bicycle storage is shown in the form of a covered bicycle storage shed. Should permission be granted a condition should be included to ensure that the cycle storage shed is erected prior to first occupation of the approved dwelling.

Sustainability, accessibility and adaptability

In terms of accessibility to and within the building and the provision of flexible accommodation, the submitted information details level access and good circulation, the accommodation is provided over a single level and opportunities have been identified for altering the accommodation to meet potential future needs, in accordance with the requirements of Policy GP8.

Confirmation has also been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9. An electric vehicle charging point has been agreed with the applicants agent to be included as part of the scheme and this is controlled through a planning condition.

Conclusion

Overall, the proposal meets the purpose of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 18/05/2026

