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: Erect outbuilding/summerhouse to east boundary (site of a Protected Building).

LOCATION: La Croute D'Aval, Les Grands Moulins, Castel.

APPLICANT: Ms A Falla

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: 14/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/06/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Site Location Plan (date stamped received 5th Februrary 2026), summerhouse specification (date stamped received 5th Februrary 2026).

Application Ref: FULL/2025/1992

Property Ref: D003380000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 13/07/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of known WWII interest. It is desirable that you contact Festung Guernsey and access be granted, should any WWII interest be found on site, as part of any potential excavation works. Festung Guernsey can be contacted at info@festungguernsey.org.gg

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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2025/1992
Property Ref:	D003380000
Valid date:	09/06/2026
Location:	La Croute D'Aval Les Grands Moulins Castel Guernsey GY5 7LA
Proposal:	Erect outbuilding/summerhouse to east boundary (site of a Protected Building).
Applicant:	Ms A Falla

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

INFORMATIVES

The application site is located within an area of known WWII interest. It is desirable that you contact Festung Guernsey and access be granted, should any WWII interest be found on site, as part of any potential excavation works. Festung Guernsey can be contacted at info@festungguernsey.org.gg

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OFFICER'S REPORT

Brief Description of the site:

The application site is located to the north of Les Grands Moulins. The dwelling at the site is located to the south of the land parcel, within the domestic curtilage, and the land to the north, which was formerly under glass, comprises agricultural land. The whole of the old house together with the exterior of the 19th century extension, and the roadside wall and stone pathway to the front of the house, are protected.

The site is bounded by residential property to the west, agricultural land to the east and the golf course driving range to the north. There is further residential property across the road to the south, with associated agricultural land, and a farm to the south-east.

The site is located Outside of the Centres in the Island Development Plan. The southern part of the site, including all of the domestic curtilage, is located within a Conservation Area.

Planning permission is sought to erect an outbuilding (summerhouse) to the rear of the property, adjacent to the east boundary. Post and rail fencing has been omitted from the scheme.

Relevant History:

Pre-application advice regarding the erection of a summerhouse.

Existing Use(s):

Residential Use Class 1
Agricultural Use Class 28

Assessment: *(Tick as appropriate)*

no representation	X	visual amenity acceptable	X
accords with policy	X	no material neighbour impact	X
within curtilage	X	traffic not affected	X

design acceptable [X]

Policies considered most relevant:

GP4 Conservation Areas
GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Conclusion/Brief comment:

The proposed summerhouse would comprise an ancillary outbuilding located within the domestic curtilage of the property. The summerhouse would be set back behind the existing built form and would be only glimpsed through the site access. The structure would however be visible from the road, across the field to the east. Although the structure would project beyond the existing building group in those views, it would be read as part of that group and, in the context of the driving range to the north, could not be considered to have any adverse impacts on character or openness, provided that the east site boundary remains in situ.

The removal of the concrete water tank from above the pig sties would not have any adverse impacts.

The works are sited within an area of WWII interest, and therefore an appropriate informative should be attached to the decision.

Overall the proposed works would not have any adverse impact on the character of the Conservation Area or the setting of the protected building, in accordance with the relevant policies and statutory duties of the Law, and would not have any adverse impacts on the amenities of adjoining properties.

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: 14/07/26