

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, rebuild and alter agricultural barn/building to form dwelling and associated works. (Revised Scheme) (Protected Building).

LOCATION: Calais Barn, Rue De Calais, St. Martin.

APPLICANT: Mr & Mrs L Watson

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: 03/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: App: DWG-001-SK1 Rev B & DWG-001-SK2 Rev B & DWG-001-SK3..

Application Ref: FULL/2025/1995

Property Ref: J01684B000

Conditions and reasons:-

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

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

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

Reason - This condition reflects section 18(1) of the Land Planning and Development

(Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

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

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

4.No underpinning shall commence until a structural engineers report and associated drawings have been submitted to and approved in writing by the Authority. The report shall include:

- i) an assessment of the condition of the wall(s) to be underpinned;
- ii) justification for the underpinning;
- iii) details and the methodology of the underpinning; and
- iv) measures to ensure the protection of the building during the works.

The works shall thereafter be undertaken only in accordance with the agreed details.

Reason - To clarify the extent of works for the avoidance of doubt and to protect the special interest of the protected building.

5.No part of the first floor and attic floor structure shall be removed until a structural engineers report and associated drawings have be submitted to and approved in writing by the Authority. The strctural engineers report shall include:

- i) an assessment of the condition of the structures;
- ii) justification for any removal; and
- iii) details of any replacement strurcture, if demonstrated to be necessary.

The works shall thereafter be undertaken only in accordance with the agreed details.

Reason - To clarify the extent of works for the avoidance of doubt and to protect the special interest of the protected building.

6.Prior to removal of the existing, where relevant, or, in all cases, installation of new, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement external doors and windows shall be submitted for the written agreement of the

Authority. The works shall thereafter be undertaken only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development and to protect the special interest of the protected building.

7. Prior to installation, large scale drawings (1:20 elevations; 1:5 sections) of the means of closure of the full height aperture at first floor level in the south-west elevation of the building shall be submitted for the written agreement of the Authority. The works shall be undertaken only in accordance with the agreed details and prior to the first occupation or use of the building as a dwellinghouse. The closed aperture shall thereafter be retained as such in perpetuity.

Reason - To protect the special interest of the protected building and in the interests of neighbour amenity.

8. Prior to installation, a specification or sample of the following shall be submitted to and agreed in writing by the Authority:

- i) The roof cladding of the rear extension;
- ii) The wall cladding of the rear extension;
- iii) The fixings of the balustrade edging the terrace on the garage roof;
- iv) The railings edging the new external staircase;
- v) All new vents and extractors;
- vi) All external hard surfacing to be laid;
- vii) Bat boxes.

The works shall thereafter be undertaken only in accordance with the agreed details.

Reason - To ensure a satisfactory appearance which respects the character of the area, to protect the special interest of the protected building and ensure appropriate provision for wildlife.

9. No part of the development, hereby permitted, shall be occupied or used until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or wildlife.

10.a) No landscaping shall be undertaken until full details of existing and proposed tree and hedge planting, including planting schedules, noting the species, sizes, numbers and densities of plants, have been submitted to and agreed in writing by the Authority.

b) The landscaping scheme shall be fully completed, in accordance with the agreed

details, prior to the occupation of the dwelling or in the first planting season following the completion of development, whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to provide protection to neighbour amenity.

11.The floorspace provided within the single storey ground floor garage shall be used only for the parking of vehicles or bicycles, or as ancillary domestic storage. At no time shall this floorspace be used for habitable accommodation without the prior written consent of the Authority.

Reason - To ensure that the proposal complies with Policy GP16(A) (Conversion of Redundant Buildings).

12.Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no sheds shall be erected, constructed or placed on any part of the site.

Reason - In view of the sensitive nature of the site, the erection of such structures as 'exempt development' may have an adverse visual impact. This condition is imposed to make sure that any proposals can be properly considered.

Expiry Date: This permission will cease to have effect on 02/07/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In respect of Condition 5, it is expected that historic timbers will be retained in place as part of the proposed works, even if those timbers no longer fulfill a structural role, unless evidence is provided that those timbers are in a condition which prohibits retention.

In respect of Condition 8(i) the use of composite cladding would not be supported.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species 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 by emailing info@societe.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



PLANNING APPLICATION REPORT

Application No: FULL/2025/1995
Property Ref: J01684B000
Valid date: 09/01/2026
Location: Calais Barn Rue De Calais St. Martin Guernsey
Proposal: Convert, rebuild and alter agricultural barn/building to form dwelling and associated works. (Revised Scheme) (Protected Building).

Applicant: Mr & Mrs L Watson

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.

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INFORMATIVES

In respect of Condition 5, it is expected that historic timbers will be retained in place as part of the proposed works, even if those timbers no longer fulfill a structural role, unless evidence is provided that those timbers are in a condition which prohibits retention.

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OFFICER'S REPORT

Site Description:

The application site comprises a two storey stone built barn with pantile roof, built against rising land to the north-east of a private road. The building has been extended with single storey structures to the south-east and north-east. That to the south-east comprises a flat roof garage at ground floor level of primarily concrete and brick construction. That to the north-east is constructed against the rear wall of the barn and comprises a timber frame clad in corrugated fibre board or timber sheeting to the north and south sides and is open to the rear with a monopitch ply deck roof. That structure is set on higher ground, linked to the barn at first floor level. Access to the property is at ground floor level through a door in the north-west gable, which remains substantially intact, or through the structure to the rear via external steps constructed against the north-west gable. Window apertures are present in the south-west elevation, although the windows are absent and these are blocked with either timber panels or brick.

The site includes a small area of land to the north-east and additional land to the south-east. That land is elevated above road level, separated from the road by a stone retaining wall, and slopes up towards the north.

The property is surrounded by residential property in all directions, comprising traditional farmhouses to the north-west, a recently constructed dwelling at an elevated level to the north, an extended early C20th dwelling and a recently constructed dwelling located within a former quarry to the south-east, and a mix of altered dwellings of varying ages across the road to the south, south-west and west.

The property is situated Outside of the Centres as defined in the Island Development Plan.

The whole of the building at the application site, including the single storey additions, is protected (PB1567). There are further protected buildings (PB1566 and PB1568) to the north-west and the fountain, water trough, forecourt and associated walls located on the opposite of the road, to the south-west of the application site, comprise a protected monument (PM315). These features are fed by a stream running along the south/west side of the private road.

Relevant History:

Pre-application advice regarding conversion of the existing building (both prior to submission of and following determination of FULL/2025/1257).

FULL/2025/1257 Convert, rebuild and alter agricultural barn/building to form dwelling and associated works (Protected Building). Refused 10/11/2025 for the following reasons:

- Extent of extension proposed in replacing the existing structure to the north-east of the main building;
- Insufficient information to fully assess impacts on the protected building, together with the impacts of the selected window design on that building;
- Overlooking of neighbouring property.

Existing Use(s):

Agricultural Use Class 28

Brief Description of Development:

This application puts forward a revised proposal to convert the existing barn to form a two bed dwellinghouse, following previous refusal for the same. The proposed works include construction of a single storey flat roof extension to the rear (north-east) of the building and renovation of the garage to the side (south-east). A patio is

to be formed on the garage roof, with glazed balustrade along south-west edge, and to extend around to the rear of the building. Bat boxes are to be provided to both gables. The roadside wall is to be retained and repaired where necessary, with a new brick pillar formed and gate installed. Hedging is to be planted along the roadside boundary, with 1m high wire fence supplemented with shrubs along the rear boundary.

In support of the application the following have been submitted:

- Structural Inspection Report prepared by DLA Consulting Engineers (as submitted under the previous application);
- Statement of Significance, including list of works (p20-22);
- Design and Sustainability Report.

The Structural Report is summarised in the table below:

Main building		
Walls	Substantial granite construction	No sign of deterioration, except over rear first floor window where lintel failure has resulted in localised collapse. Does not endanger stability of remainder of wall.
First floor structure	Two main cross beams, widely space joists and floor boards.	Not in good condition, beams deteriorated at ends, size of beams and spacing of joists insufficient to support floor loading – strengthen or replace.
Ground floor door	Arched brick lintel	No signs of distress.
South elevation window apertures		
Ground floor	Mixed material – bare ground and large stones	
Roof structure	A frames, purlins, rafters and eaves level floor of greenhouse timbers.	Roof timbers generally not significantly deteriorated, however A frame ties not in good condition or of size to accept floor loading. Localised repair required as eaves support and size of rafters may need increasing to allow for insulation. Floor will

		require strengthening or replacement.
Garage		
Walls	No signs of settlement or deterioration.	
Roof	Steel 'pans' with concrete infill.	Signs of extensive rusting – cannot be proved structurally adequate – recommend replacement.
Rear lean-to		
Formed of timber beams and joists with intermediate timber posts		General condition is poor, needs extensive strengthening and renovation.
Ply deck over roof structures		

To facilitate the conversion the following works are proposed:

Main building

- Repoint external walls with lime and underpin (Statement of Significance – to Structural Engineers detail (not provided));
- Installation of windows within existing apertures (south-west elevation);
- Replacement of existing door (north-west elevation);
- Restore existing timber window and make good lintel above (north-east elevation);
- External lintels – treat or replace where necessary;
- Installation of new external staircase;
- Retain and preserve existing roof structure, strip pantiles, repair and insulate roof, relay with existing pantiles (Statement of Significance);
- Install new gutters and downpipes;
- Thermally upgrade ground floor walls and floors, including new concrete floor slab;
- Repair, level and renovate existing first floor joists, beams and floorboards (Statement of Significance) or reinstate first floor (note on plan);
- Thermally upgrade parts of first floor walls;
- Repair, level and renovate existing attic floor joists, beams and floorboards (Statement of Significance) or reinstate attic floor (note on plan);
- Install internal partitions and stair.

Rear (north-east) lean-to extension

- Demolish existing rear extension and erect smaller flat roof extension with timber/composite cladding and retaining wall.

Side (south-east) garage extension

- Underpin walls (Statement of Significance – to Structural Engineers detail (not provided));

- Block up existing window and door to side (south-east), with render finish to external face;
- Replace garage roof;
- Garage door to be retained if possible, replaced if necessary.

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

S1	Spatial Policy
S4	Outside of the Centres
OC1	Housing Outside of the Centres
OC5(B)	Agriculture Outside of the Centres – outside the Agriculture Priority Areas
GP1	Landscape Character and Open Land
GP5	Protected Buildings
GP6	Protected Monuments
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
IP9	Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance:
 Parking Standards and Traffic Impact Assessment
 Strategy for Nature

Representations:

Three letters of representation received raising the following points:

- Impact on neighbouring property:
 - Overlooking of adjacent property, from windows (especially taking into account reverse plan), terrace and main access steps, including both garden areas and internal rooms;
 - The comparison with Shuruuq is not representative, taking into account the difference in heights and distances involved;
 - Any proposed lighting;
- The proposed introduction of a new extension, use of composite timber and installation of a glass balustrade, together with the introduction of domestic use and paraphernalia on the adjacent elevated land, is not in keeping with the existing frontage and road, and erodes the simple agricultural character of the building, severing its visual and functional relationship with the adjacent quarry and surrounding hamlet. The proposal would be detrimental to the protected building, character of the area and landscape character;

- There is no regular on-street parking allowed and parking will only be available within the property garage;
- Calais Lane is narrow and private and must be kept unobstructed, there is no plan to demonstrate how visitors to the site and provision of services, such as sewage trucks, would be managed;
- Notwithstanding the comments from Guernsey Water, it is not acceptable to discharge rainwater on to the adjacent private road and soakaways should be provided;
- The building should be surveyed for bats and their roosts, prior to determination of the application. Should bats be present this may prejudice the scheme;
- The proposals include substantial works immediately adjacent to a quarry and a protected building and close to residential property, but no CEMP has been submitted or other form of construction methodology provided to demonstrate the works could be carried out safely.

La Societe Guerneslaise comment as follows:

As highlighted on a previous application for this site, we would like to highlight that buildings of this type can be used by roosting bats. This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby. The Bailiwick Bat Survey has shown that there are bat populations in this particular part of the island.

We would recommend that the existing building, in particular the roofspaces, be inspected for current or recent use by bats 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 further recommend that appropriate provision for roosting bats and certain species of nesting birds be incorporated into the development.

We would request that, if this application is considered further, such wildlife considerations are covered by an appropriate planning condition.

If an informative note is used instead, we would request the following wording -

‘Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guerneslaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg

Consultations:

Agriculture, Countryside and Land Management Services comment as follows:

We note that the application does not include any information related to the enhancement of biodiversity of the land to which the change of use relates. We also note that photographs included in the Statement of Significance (November 2025, see 'south east elevation' photo) illustrate that significant clearance works have already been undertaken which will have resulted in a loss of biodiversity on site.

We would strongly recommend that the applicant employs a suitably qualified ecologist to understand what biodiversity has already been lost through these clearance works, any additional losses which may result from the proposed development, and what restoration, management and landscaping will be required to offset those losses and provide a further enhancement in biodiversity.

Planning Service may wish to secure this information prior to determination of the application in order to ensure that the proposal is able to result in an enhancement in biodiversity, as required through the Development and Planning Authorities agreed policy from 2021.

Buildings of this type and construction are known to regularly support breeding birds and roosting bats. This particular barn has the potential to be of additional importance as Lesser Horseshoe Bat (*Rhinolophus hipposideros*) has been recorded in the vicinity. Lesser horseshoe bat is of local and international importance - it is listed on Annex II and IV of the European Union's Habitat Directive which highlights the importance of its conservation and is very rare across the Bailiwick of Guernsey. Across all four years of the Bailiwick Bat Survey, it was only recorded from 11 locations.

All bats and their roosts are afforded protection in the Animal Welfare (Guernsey) Ordinance, 2012 and we would recommend that they applicant undertakes appropriate surveys of the building ahead of undertaking any works in order to avoid causing an offence. The States Veterinary Officer and La Societe Guernesiaise Bat Section are both able to provide additional information and guidance on survey requirements and precautions which should be taken to avoid disturbing or harming bats or their roosts.

Summary of Issues:

Whether the proposal would comply with policy, specifically in relation to:

- Impact on the special interest of the protected building;
- The level of the design and impact on the character of the area;
- Extent of extension proposed;
- Impacts on nearby residential property.

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).**

Policy context and the principle of residential development

The Spatial Policy of the Island Development Plan (IDP), 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 (SLUP)”*.

The approach to development set out within the SLUP and the Spatial Policy of the IDP is reinforced through Policy S4 (Outside of the Centres) and the introduction to Part 3 of the IDP *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.

In exceptional circumstances, in relation to housing, the IDP does however recognise the potential opportunity to convert and reuse redundant buildings. The balance in terms of housing provision outside of the centres is however to protect the physical environment and to ensure that the spatial strategy of the Plan is not undermined. To this end, any proposal to create housing must comply with a series of rigorous tests, summarised in Policy OC1 (Housing Outside the Centres) and encapsulated in Policy GP16(A) (Conversion of redundant buildings) in the IDP.

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;

It was accepted under the previous application that the building is no longer required or capable of being used for its last known purpose.

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 creation or informal leisure and recreation uses;

The proposal would result in the establishment of a residential use.

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, in light of the submitted Structural Inspection Report, re-submitted as part of the current application, it was previously accepted that the structure of the main building can be considered sound and substantial and there has been no change of circumstance to alter this conclusion. Whilst underpinning is now proposed, there is no evidence within the structural report that this is a requirement, the report concluding that “as long as there are no major alterations made to the structural form, the existing foundations are adequate”.

In respect of the garage extension to the side (south-east) of the main building, the Report states that, while the walls are of significant thickness and show no signs of settlement or deterioration, there are signs of extensive rusting of the steel ‘pans’ within the concrete flat roof and it cannot be proved that the roof is structurally adequate. This element of the building could not therefore be considered of sound and substantial construction. This element however comprises a later add on to the building and is not integral to the ongoing use of the building. The condition of this element would not therefore affect the conclusion above that the main structure can be considered of sound and substantial construction.

In respect of the lean-to structure located to the rear (north-east) of the main building, the submitted Structural Inspection report states “*the general condition of the structure is poor and will need extensive strengthening and renovation*”. Reviewing the structure on site it is apparent that there is no rear wall, that parts of the roof are missing and the side walls are constructed of temporary materials and, in the north corner, are bowing. This element of the building could not therefore be considered of sound and substantial construction either, however, as for the garage extension, this structure is peripheral to the primary use of the building and would not affect the conclusion above that the main structure can be considered of sound and substantial construction.

In relation to the second part, the floor space of the existing main building is c50.3sqm. The building as it stands would therefore exceed the size requirements of the Guernsey Technical Standards to form a dwellinghouse and would therefore, in principle, be capable of conversion for such use.

The works proposed to facilitate the conversion are set out in the Brief Description of Development above. As noted above, whilst underpinning is now proposed, the structural report identifies that the walls are straight, true and vertical, and those walls are to be retained as part of the proposal. There are some areas where the

extent of work is unclear (underpinning, extent of timber replacement, etc), however it is appreciated that on a property such as this the extent of work cannot always be fully understood until opening up works have been undertaken and in this instance, and for the purposes of this report, where there is doubt the greater intervention is assumed.

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).

In respect of the works proposed to the main building, as itemised above, these are not considered to amount to extensive alteration or rebuilding. Those items where the extent of works are unclear can be managed through planning condition.

In respect of the works proposed to the garage extension, in the assessment of the conversion of the Hayloft under application ref FULL/2021/0031 and L'Echelle Gate House under FULL/2024/0652, the Authority determined that works to an attached side extension, which would not be used for habitable accommodation but to provide storage, would not be considered as part of the alterations required for the conversion of the main building. In light of these decisions, providing that the garage element of the current proposal is retained for the garaging of vehicles/cycles and ancillary domestic storage and not used for habitable purposes (a matter which can be controlled by planning condition), the works which are proposed to that element of the building would not be considered as part of the alterations to be assessed under Policy GP16(A)c).

The construction of a new extension to the rear (north-east) of the barn would be considered under g) below and would also be excluded from consideration of the proposed alterations under this criterion.

Taking into account the above, the proposal would comply with Policy GP16(A)(c).

d. The proposal 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;

This policy reflects the requirements of Policies GP5 (Protected Buildings), GP8 (Design) and GP9b) (Sustainable Development), both in respect of the alterations to the existing building but also the setting of the adjacent protected buildings, and Policy GP6 (Protected Monuments), in respect of the adjacent protected monument. The statutory duties in respect of protected buildings set out in Section 34 and 35 of the Law and in respect of protected monuments set out in Section 30 of the Law would also apply.

In principle, the reuse of the existing building is a reasonable aspiration of the property owner and the proposal would retain the envelope of the historic part of the building and utilise existing apertures to provide fenestration. Whilst modern additions are proposed, this comprises an extension discretely located to the rear of the building, replacing an existing structure, and a glazed balustrade to the roof of the later garage, which comprises a lightweight element. These additions would support the ongoing use of the building and still allow for the historic element of the building to be understood, in its own right and in context with its surroundings.

Whilst the majority of the alterations would be acceptable in respect of the impacts on the protected building, there are areas where the submitted information is not entirely clear, and which could lead to more extensive works and substantial impacts on the fabric of the protected building if permitted without condition. In particular, the location, extent and means of underpinning and the extent of replacement of the first and attic floor structures are unclear. In respect of the latter, it is believed there are older beams present, and it would be expected that these would be retained. This matter can be addressed through the requirement of further information by planning condition. To ensure these elements of works are appropriately controlled, it is recommended that the following are conditioned:

- Large scale details of new and replacement external doors and windows;
- Specification or sample of:
 - o Roof and wall cladding to the rear extension;
 - o Fixings of the balustrade edging the terrace on the garage roof;
 - o Railings edging the new external staircase;
 - o All new vents and extractors;
 - o Hard surfacing;
- Details of underpinning, supported by a Structural Engineers Report
- Details of first and attic floor replacement, supported by a Structural Engineers Report.

Subject to these conditions, the proposal would preserve the special interest of the protected building at the application site and would meet the requirements of Policy GP5, GP16(A)d) and the statutory duty in respect of protected buildings.

In terms of the surrounding protected buildings and monument, the proposals would fundamentally retain the envelope of the historic building and the proposed alterations would not impact on the ability to understand the role of the building as part of the surrounding historic landscape, which in itself has evolved over time. The proposals would therefore respect the special interest of those surrounding protected structures.

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

This criterion reflects the requirements of Policy GP8, which require a development to achieve a good standard of design which makes an efficient and effective use of land and respects the character of the local built environment, whilst providing soft and hard landscaping where this reinforces local character and mitigates the impacts of the development.

In this case, the existing building is a historic structure of traditional agrarian character and makes a positive contribution to the character and appearance of the area, contemporary with and complementary to the group of protected buildings to the north-west. As noted above, the proposals would fundamentally retain the envelope of the historic building and external alterations would be limited to a modest extension located discretely to the rear of the building and a lightweight balustrade located above the garage. Detailed specification of the proposed cladding to the extension can be managed through planning condition, to ensure it is appropriate in the context of the protected building. The proposals would achieve a good standard of design which would respect the character of the surrounding built environment and enable the reuse and retention of a redundant, protected building.

Proposed areas of hard surfacing are not excessive, however specifications would be required to ensure an appropriate finish which respects the special interest of the protected building and, where possible and appropriate includes permeable finishes.

The provision of soft landscaping is addressed below.

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 proposal would require a change of use of the immediately surrounding land to enable its use for domestic purposes and would also fall to be considered under Policies OC5(B) (Agriculture Outside of the Centres – outside of the Agriculture Priority Areas), GP15 (Creation and extension of curtilage) and GP1 (Landscape Character and Open Land).

Policy OC5(B) supports the change of use of agricultural land where the proposed new use accords with the other relevant policies of the Plan.

Policy GP15 states that a proposal to create or extend curtilage will be supported where:

- a. it would not have an unacceptable detrimental impact on the landscape character; and,
- b. it would not have an unacceptable impact on the biodiversity interest of an Area of Biodiversity Importance or, where negative impacts are unavoidable, they can be acceptably mitigated in accordance with a scheme to be agreed with the Authority in accordance with Policy GP3: Areas of Biodiversity Importance; and,

- c. it is demonstrated that the land cannot positively contribute to the commercial agricultural use of an Agriculture Priority Area or cannot practicably be used for commercial agriculture within an Agriculture Priority Area without unacceptable adverse environmental impacts; and,
- d. it is demonstrated that it would not involve an unacceptable loss of established boundary features that contribute positively to the character of an area, unless the new or replacement boundary treatment makes an equal or enhanced positive contribution to the character of the area; and,
- e. it would not adversely affect the reasonable amenities of neighbouring residents.

Policy GP1 requires consideration of whether the proposal would result in any unnecessary loss of open and undeveloped land, which would have an unacceptable impact on the open landscape character of the area.

The property is not located within or adjacent to an Area of Biodiversity Importance or an Agriculture Priority Area, and the change of use would not require the removal of any boundary features.

The application site is located within a hamlet comprising a mix of traditional and modern buildings, but primarily residential in character. The proposed use of the land immediately surrounding the building for domestic purposes would, in itself, have no adverse impacts on the character of the immediate area and, due to the topography of the area and surrounding built form, the site is not visible as part of the wider landscape character or in conjunction with any contiguous area of open land. This application clarifies that a pedestrian gate will be formed/installed in the roadside boundary and that hedging would be planted along that boundary, providing a barrier to the change in level between the garden and the road and screening to the proposed garden, both in terms of privacy for that area and preventing views of any domestic paraphernalia from the public highway. These works would have no adverse impact on the character of the area. Due to the protected status of the building, development under the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 would be limited however, given the open and elevated nature of the proposed amenity space, the erection of any sheds could have potential visual impacts and it is recommended that exemption rights for the erection of sheds be withheld.

In light of the above, the proposal would comply with the requirements of Policies GP16(A)f), OC5(B), GP15 and GP1.

In addition to the requirements of these policies, there is an expectation under the Strategy for Nature to seek biodiversity enhancements when considering a change of use of land. It is noted that some clearance of the land has occurred since purchase, reducing the existing biodiversity value, however it is a reasonable expectation that some amenity space is provided to support a conversion to residential use, which would require some clearance of this land and would limit the area available to provide offset/enhancement. The application indicates retention or replacement of

planting along the north-east and south-east boundaries of the site, in addition to the roadside hedging. Whilst this is limited, it is proportionate to the area of the change of use and would be acceptable, subject to the use of appropriate native planting species, which could be secured by condition.

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

The proposed extension to the rear (north-east) of the barn would comprise c10sqm (internal floor space) or c13sqm (footprint), comprising c17% of the existing floor space within the main building. This scale of extension would be modest for the purpose of this criterion.

The Structural Inspection notes that the extension would be built on infill material and no commentary is made regarding the stability of that material, and the ability for that material to support the additional loading associated with the proposed extension. Any structural upgrades found to be required would not however impact on the ability of the main building to be converted and would not therefore impact on the outcome of this application. This matter does not therefore need to be further addressed as part of this application and, if found to be necessary, can be addressed following determination.

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

This criterion reflects the requirements of Policy GP8d), GP9b) and the material considerations of the Law in respect of the likely effect of the development on the reasonable enjoyment of neighbouring properties.

There are residential properties surrounding the application site and the introduction of an additional residential use, in principle, would be consistent with the surrounding area.

The dwellings to the north-west of the application site (Calais Farm House and Calais Farm Cottage) are set away from the application site, and the land immediately adjacent to the site comprises a parking area and gravelled area associated with the former, which is open to views from the adjacent road. The proposed change of use and associated alterations would not have any adverse impacts on the amenities of those properties.

The property to the north (Shurruq) is at a higher level than the application site and would not be impacted upon by the proposals.

The property to the east (La Carriere) is located at a lower level than the application site, and the position of the dwelling and layout of that site would prevent any significant impacts on that property. Any impacts which could arise, primarily from overlooking from the proposed garden area, could be mitigated through the

provision of appropriate boundary treatment, a matter which could be controlled through planning condition. Given that the planting proposed along the boundary is required to prevent overlooking, it is recommended that implementation is required prior to occupation of the dwelling.

The dwelling on the property across the road to the south (La Fontaine) is set back from the roadside and is elevated above road level. Whilst the dwelling can be seen when stood at the application site in the location of the proposed roof top patio, there is a distance of 30m between that patio and the nearest window on the facing elevation of the neighbouring dwelling. At present any views into the windows of that dwelling are obscured by landscaping within the grounds of that dwelling however, even were the landscaping removed, such distance would be sufficient to protect the privacy of the internal spaces within that dwelling and could not comprise a reason for refusal of the application. The property benefits from extensive grounds, with patios and private amenity spaces located to the rear (south-east) of the dwelling, and away from the application site. The land immediately in front of the dwelling comprises the parking area associated with the dwelling, whilst the land running along the roadside boundary comprises a landscaped garden area, including ponds and paths. This area is however open to views from the adjacent road and could not be considered to form the key private amenity space associated with the dwelling. In light of the above, any overlooking of the neighbouring property to the south would not be sufficient to warrant refusal of the application.

There are two further properties, located across the road to the west (Pre de Calais) and south-west (Orchard Cottage) of the application site. Taking into account the orientation of the building and the proposed external areas at the application site relative to the dwellings on those properties, it is considered that there would not be a significant impact on the amenities of the dwellings themselves. Both properties however benefit from private amenity space extending towards the application site. The building as existing includes three first floor apertures in the south-west elevation facing towards those amenity spaces, which, as initially proposed, were to be reused to provide windows for the proposed lounge and first floor bedroom. In addition to overlooking from these windows, concerns have been raised in representation regarding views from the proposed access steps and from the roof terrace. Following a site visit, it was established that the amenity space associated with Orchard Cottage is presently screened by boundary planting and the primary private amenity space is set away from the application site. It was however apparent that the window to the north-west end of the south-west elevation in the application building would allow views directly into the amenity space of Pre de Calais. The position of the other two first floor windows, and the roof terrace, however limited any views from those areas. The access steps are a transitional area with a landing of limited size, functional for accessing the building, and would not be considered to generate any significant, permanent overlooking. Following deferral, the full length aperture to the north-west end of the south-west elevation is proposed to be permanently closed with timber boarding, preventing any overlooking from that window. Whilst that would reduce daylight and sunlight to the living area, this

would not be to an extent that warrants refusal of the application. On balance, the closure of this aperture would be sufficient to mitigate any impacts of overlooking, whilst enabling the reuse of a protected building for a purpose consistent with the surrounding uses in this area. Details of the means of closure, implementation of that closure and ongoing retention can be managed by planning condition.

To ensure no adverse impact on character, wildlife or neighbour amenity, details of any external lighting can be required by planning condition.

The proposed development is not of a scale or nature that would be considered sufficient to warrant a Construction Environmental Management Plan, as set out in Advice Note 8 for CEMPs, however any construction works would have to remain in accordance with guidelines for construction managed by the Office for Environmental Health and Pollution Regulation.

Residential amenity

The converted building would exceed the requirements for a three person dwelling (Bedroom 2 being of insufficient size for double occupancy), having regard to the guidance set out in the Guernsey Technical Standards and would meet that within the Nationally Described Space Standards. The layout of the building has been designed to maximise light to and outlook from the living areas as far as possible, working within the constraints of the existing building. The size and quality of the outdoor space would be appropriate for a property of this size. Whilst the amenity space is currently open to views from the adjacent road, hedging is proposed along the roadside boundary which would have the dual advantage of providing privacy and a barrier to the drop to the road. Overall, the proposed dwelling could provide a good living environment, in accordance with Policy GP8d) and Annex I: Amenities.

Traffic, access and parking provision

The application proposes to retain the existing garage to the south of the building for use by the new dwellinghouse. The garage is approximately 4.1m deep and 3.3m width, whilst the door is c2.3m wide. Taking into account the size of the garage, together with the limited width of the door and its position relative to the floor area of the garage, the type of vehicles able to park in the garage would be limited, and access would involve manoeuvring on the adjacent highway, which is itself constrained. It was however apparent on site that it would be possible for a vehicle to manoeuvre to access the garage and, on balance, this parking provision would be acceptable, in accordance with Policy IP7 (Private and Communal Car Parking).

Taking into account the nature of the adjacent road (a no-through road serving a limited number of properties) and that the proposal would reuse an existing garage, the proposal would not raise significant highway safety or traffic management concerns and would be in accordance with Policy IP9 (Highway Safety, Accessibility and Capacity) and the material considerations in respect of roads. Parking for

visitors to the property, or those providing a service, would be a matter to be managed by the occupants.

The proposed garage is also indicated to provide enclosed cycle storage. Given the limitations of the garage described above, it is likely to be difficult to store both a vehicle and cycles within the garage. It is however accepted that, due to the change in level between the road and the proposed garden area, storage of cycles elsewhere on site is unlikely to be a possibility. On balance therefore, given the advantages associated with reuse of a redundant building, it is considered that the indicated storage would be sufficient to address the requirements of the Parking Standards SPG and Policy IP6 (Transport Infrastructure and Support Facilities) and it would not be reasonable to pursue alternative options.

Sustainability, accessibility and adaptability

In terms of accessibility, it is stated that level access will be sought, although the submitted plans do not detail how this would be achieved. It is further noted that there is sleeping and sanitary accommodation at ground floor level. There is limited information to demonstrate adaptability of the accommodation however, given the constraints associated with the conversion of an existing and protected building, the information provided is considered adequate to address the requirements of Policy GP8 f) & g).

In terms of sustainability, the proposal comprises the re-use of an existing building. Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations, within the constraints of the conversion of an existing and protected structure. In these circumstances and in the absence of adopted guidance, the information submitted is adequate to meet the requirements of Policy GP9a).

In terms of surface water management, it is a requirement of Guernsey Water that all such water be dealt with on site and discharge on to the adjacent road would not therefore be acceptable.

Other matters

Management of foul water and sewage, including any provision of a cess pit, would be controlled under separate legislation. It is however noted that provision is indicated within the proposed garden area.

The points raised above by Agriculture, Countryside and Land Management Services and La Societe Guernesiaise in respect of the potential presence of bats and the protection afforded to those species and their roosts under the Animal Welfare (Guernsey) Ordinance, 2012 are noted and information should be attached to any decision issued to bring this to the attention of the applicant/any potential developer. Whilst the installation of bat boxes is welcomed, advice should be sought on the most effective location for such boxes.

Conclusion

Overall, taking into account the amendments made and the benefits associated with the reuse of an existing redundant and protected building, it is considered that the proposals meet the terms of the Law, material considerations and relevant planning policies and, subject to the conditions outlined above, approval is recommended.

Date: 01/07/2026