

**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:** Variation to previously approved plans to erect 2 outbuildings (art studio and sauna) with raised terrace area to north west of site (Protected Building and Site of Special Significance) - Alter design and dimensions, enlarge sauna and cabin.

**LOCATION:** Xanadu Cottage, Rue Du Moulin Huet, St. Martin.

**APPLICANT:** Mr Y Hermesh & Mrs V Gomes-Hermesh

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:** 24/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** The Drawing Room: 391 A1B, A2B, A3B & A7.

**Application Ref:** FULL/2025/1998

**Property Ref:** J013640000

**Conditions and reasons:-**

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

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

2. The development hereby permitted shall be begun on or by 07/02/2028.

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

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

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

4.The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 07/02/2025, issued under planning application reference FULL/2024/1610, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

**Expiry Date: This permission will cease to have effect on 07/02/2028 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](http://www.gov.gg/planningpanel) and must be completed with all enclosures in multiples as requested and received within the six months deadline.

**Copy of representations made:**

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

**Other Remarks:**

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services ([highways@gov.gg](mailto:highways@gov.gg)) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

**This document is not a Building Licence and confers no approval under the Building Regulations.**

**A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.**

**A J ROWLES**

Director of Planning  
Planning Service



**PLANNING APPLICATION REPORT**

**Application No:** FULL/2025/1998  
**Property Ref:** J013640000  
**Valid date:** 22/12/2025  
**Location:** Xanadu Cottage Rue Du Moulin Huet St. Martin Guernsey  
GY4 6EJ  
**Proposal:** Variation to previously approved plans to erect 2 outbuildings  
(art studio and sauna) with raised terrace area to north west of  
site (Protected Building and Site of Special Significance) - Alter  
design and dimensions, enlarge sauna and cabin.  
**Applicant:** Mr Y Hermesh & Mrs V Gomes-Hermesh

**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 on or by 07/02/2028.

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

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

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

4. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 07/02/2025, issued under planning application reference FULL/2024/1610, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

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**OFFICER’S REPORT**

**Brief Description of the site:**

The application site comprises a terraced type traditional residential property situated to the south of Rue du Moulin Huet. The property has a raised garden area situated to the west of the property that rises in topography significantly from east to west.

Surrounding the site the area comprises neighbouring residential properties to the northwest and southeast, with Moulin Huet public toilet building and car park to the west of the application site.

The site is situated Outside of the Centres and the surrounding land and part of the residential garden area for the property is situated within a Site of Special Significance as designated in the Island Development Plan (IDP).

The whole of the property (interior and exterior) of the main dwelling is protected together with the neighbouring property to the southwest (Valley Cottage).

**Relevant History:**

|                |                                                                                                                                                   |                       |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| FULL/2024/1610 | Erect 2 outbuildings (art studio and sauna) with raised terrace area to north-west of site (Protected Building and Site of Special Significance). | Granted<br>07/02/2025 |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|

**Existing Use(s):**

Residential

**Assessment:** *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

|   |
|---|
| ✓ |
| ✓ |
| ✓ |
| ✓ |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

|   |
|---|
| ✓ |
| ✓ |
| ✓ |

**Policies considered most relevant:**

GP1: Landscape Character and Open Land;  
GP2: Sites of Special Significance;  
GP5: Protected Buildings;  
GP8: Design;  
GP9: Sustainable Development;  
GP13: Householder Development;

**Conclusion/Brief comment:**

Planning permission was granted on 7<sup>th</sup> February 2025 to erect two outbuildings (art studio and sauna) with raised terrace area to the north-west of the site (Ref: FULL/2024/1610). Under the application the subject of this report planning permission is sought for variations to the approved scheme.

The variations include:

- An alteration to the design of the two outbuildings and a change in the dimensions (slight increase in the size of both buildings);
- Slight decrease in the size of the decking area from 23m<sup>2</sup> to 21.7m<sup>2</sup>;
- Slight increase in the combined floorspace of the buildings and decking from 46.2m<sup>2</sup> to 52m<sup>2</sup>.

The variations proposed are of a similar overall design, scale, massing and form to the approved scheme and would be in-keeping with the character and appearance of the surrounding area. The proposal would not cause any additional harm to the openness or landscape character of the surrounding area, the Site of Special Significance (SSS), or the setting of the protected building to the east of the site. The variations would not negatively affect the amenities afforded to the occupiers of any neighbouring residential properties with regard to overshadowing or privacy.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

For these reasons it is considered that the variations proposed to the original planning approval are considered to be acceptable.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

**Recommendation:**

Grant with Conditions



**Date:** 24/02/2026