

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: Variations to works previously approved to demolish, extend and alter dwelling - Internal alterations, alterations to fenestration, addition of flue, underpinning and alterations to external surfacing. Creation of temporary site access and track (Retrospective).

LOCATION: Les Galliennes, Route Des Talbots, St. Andrew.

APPLICANT: Mr D Etasse

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: 28/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Drawings: 7548-01/C1 Rev 1, C2D, C3B, C4A, C5A, C6A, C7A, C9A, D3;
Letter date stamped received 13/04/2026;
Photographic records: Fireplaces - ground and first floor; First floor panels; Ground and first floor ceilings; First floor levels

Application Ref: FULL/2026/0008

Property Ref: K002840000

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.By 31st December 2026, or such other period previously agreed in writing by the Authority, the site access hereby approved to the south-east of the authorised access for this site shall be closed using materials and a method of construction which match the remainder of the roadside wall and the land on which the associated track is located shall be reinstated, in accordance with the landscape details approved under FULL/2024/0089.

Reason - The proposed works are only acceptable on the basis that they are for a temporary period only and the roadside boundary and land will be reinstated following completion of the associated works.

Expiry Date: This permission will cease to have effect on 27/07/2029 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/2026/0008
Property Ref: K002840000
Valid date: 28/01/2026
Location: Les Galliennes Route Des Talbots St. Andrew
Guernsey GY6 8SQ
Proposal: Variations to works previously approved to demolish, extend and alter dwelling - Internal alterations, alterations to fenestration, addition of flue, underpinning and alterations to external surfacing. Creation of temporary site access and track (Retrospective).
Applicant: Mr D Etasse

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. By 31st December 2026, or such other period previously agreed in writing by the Authority, the site access hereby approved to the south-east of the authorised access for this site shall be closed using materials and a method of construction which match the remainder of the roadside wall and the land on which the associated track is located shall be reinstated, in accordance with the landscape details approved under FULL/2024/0089.

Reason - The proposed works are only acceptable on the basis that they are for a temporary period only and the roadside boundary and land will be reinstated following completion of the associated works.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a house, enclosed barn and detached outbuilding, the associated domestic curtilage and the land to the south-west and south-east, all located to the south-west of Route des Talbots. Works are currently underway to convert the barn to a dwelling.

The house and enclosed barn date from before 1787 and the whole of those structures, together with the adjacent roadside wall, is protected.

The site is located Outside of the Centres, within an Agriculture Priority Area, in the Island Development Plan.

Permission has been granted for extension and alteration of the house, and those works have been implemented. The current application is made in retrospect to regularise the following works to the previously approved application, which have been undertaken on site without the benefit of planning permission:

External works:

- Underpinning of retained walls and associated works;
- Alterations to hardscaping;
- Installation of flue.

Ground floor:

- External walls lined;
- Re-position door in entrance hall;
- Opening up and reconstruction of fireplace in snug/living area;
- New concrete lining wall to gable and reposition stairs in snug/study;
- Fireplace removed in snug/study, including removal and relocation of beam.

First floor:

- New floor structure constructed over retained beams;

- Revised room layout, including removal of all partitions, and panelling, and installation of new partitions;
- Bedroom 3:
 - o Beams and associated structure removed, new ceiling and structure installed
 - o Fireplace re-constructed;
- Bedroom 4:
 - o Shower room omitted;
 - o Stair repositioned;
- Alterations of west gable window to incorporate Juliet balcony.

In addition to the above, the application includes the provision of a temporary site access, to the south-east of that previously approved to serve the dwelling which forms the subject of the application, and an associated access track, running partially within and partially outside of the approved domestic curtilage, to provide access to the adjacent barn during the course of the conversion works to that barn. This is proposed until the end of 2026.

Relevant History:

FULL/2022/0786 Demolish extensions, extend and alter at ground and first floor levels, demolish and rebuild chimney and internal and fenestration alterations. Erect detached garage to east boundary and landscaping and lay cobbled driveway (Protected Building). Approved 14/12/2022

FULL/2023/1523 Change of use of agricultural land to domestic garden (2,087sqm) and install BBQ area. Refused 15/12/2023

FULL/2024/0089 Change of use of agricultural land to domestic garden (420sqm) (revised scheme). Approved 03/06/2024

Existing Use(s):

Residential Use Class 1

Assessment: *(Tick as appropriate)*

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

Policies considered most relevant:

OC5A Agriculture Outside of the Centres – within the Agriculture Priority Area
 GP1 Landscape Character and Open Land

GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Conclusion/Brief comment:

This building was in poor condition prior to purchase by the applicant, and the extent of investment undertaken in refurbishing the building into a single dwellinghouse is appreciated.

It is equally understood that, due to structural or damp related issues, an extent of the building fabric was not salvageable and, on that basis, extensive works were previously approved to restore the building. The works undertaken on site however go beyond those previously approved.

In terms of the character of the wider area and impacts on the amenity of neighbouring property, the works which have been undertaken would have no significant impacts, being predominantly located within the building envelope.

In terms of the protected building, whilst a number of the works itemised above are considered to comprise a reasonable aspiration of the property owner, outweighing any harm arising to the protected building, some of the works have resulted in significant additional impact on building fabric, in particular the insertion of a new first floor structure and associated reduction in first floor head height and removal/relocation of ceiling structure, the removal/relocation of the first floor panelling and the opening up and reconstruction of the fireplace in the snug/living room area and room above.

On the basis of the information available, it is considered that the impacts of these works could have been at least partially mitigated through a careful conservation-based approach to the renovation. It is however appreciated that the works have been completed to a high standard, with attempts to mitigate impacts through reuse of fabric in some instances. On balance, the extent of harm is not considered sufficient to warrant refusal of the application under Policy GP5 or the statutory duties of the Law.

In respect of the temporary access and associated track, this is located partially within and partially outside of the approved curtilage, however where it falls outside of curtilage it is located immediately adjacent to that curtilage and, for a temporary period and provided the land and roadside boundary are reinstated appropriately at the end of that period, it would not have significant impacts on landscape character, biodiversity or use of the Agriculture Priority Area. Conditions should however be attached to the decision requiring such reinstatement within the proposed timeframe.

The positioning of the track does however prejudice implementation of the earthbanks and landscaping required as part of the extension of curtilage approved under FULL/2024/0089. The relevant conditions required construction of the earthbanks prior to first use of the land for domestic purposes and the landscaping scheme to otherwise be completed within the first planting season following such use of the land. Both conditions however allow for an alternative timeframe to be agreed in writing by the Authority. In this case, it is considered reasonable to agree to implementation following removal of the track, and this matter will be dealt with by separate correspondence.

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: 24/07/2026

