

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Convert, extend and alter building to create dwelling, change of use of agricultural land to domestic garden (985sqm) and associated works.

LOCATION: Le Hamel, Pleinheume Road, Vale.

APPLICANT: Mr & Mrs R Childs

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: 21/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Soup - 520_100 & 101

Application Ref: FULL/2026/0034

Property Ref: C021020000

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. (i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;
- b. photographs of the remediation works in progress;
- c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) full details of tree and hedge planting;
- ii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iii) details of the land management scheme for the under canopy and wild meadow areas;
- iv) details of the siting and design of the bird and bat boxes and hedgehog nesting areas; and
- v) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - In the interests of visual amenity and biodiversity.

6. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 5, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. 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 - In the interests of visual amenity and biodiversity.

7. The end of the enlarged opening shall be finished off using materials and methods of construction to match the remainder of the existing roadside boundary wall within four weeks of the existing opening being enlarged.

Reason - To ensure the widened access is completed in a reasonable time period to match the appearance of the existing wall in the interests of visual amenity.

8.The solar panels shall not be installed until details of their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the solar panels have been installed and made operational.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

Expiry Date: This permission will cease to have effect on 20/08/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please find enclosed a copy of comments made by Building Control.

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/2026/0034
Property Ref: C021020000
Valid date: 29/01/2026
Location: Le Hamel Pleinheaume Road Vale Guernsey GY6 8NP
Proposal: Convert, extend and alter building to create dwelling, change of use of agricultural land to domestic garden (985sqm) and associated works.

Applicant: Mr & Mrs R Childs

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.

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(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;
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- c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

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- i) full details of tree and hedge planting;
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- iii) details of the land management scheme for the under canopy and wild meadow areas;
- iv) details of the siting and design of the bird and bat boxes and hedgehog nesting areas; and
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Reason - In the interests of visual amenity and biodiversity.

6. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 5, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. 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.

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Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

INFORMATIVES

Please find enclosed a copy of comments made by Building Control.

OFFICER'S REPORT

Site Description:

The site comprises of 3 dwellings within a traditional building fronting onto the highway with associated domestic amenity areas and parking. A former barn at the eastern end of the building has been converted into 2 dwellings and has a shared access which also serves the outbuilding the subject of this application. The original dwelling is served by a separate access to the south of the site. The northern section of the site comprises of a parcel of agricultural land under the same ownership, with part of this land having been a former horticultural site which has since been cleared, except for the outbuilding the subject of this application.

The site is located in the Pleinheume Conservation Area and is Outside of the Centres. Two nearby neighbouring properties to the north/north-east are protected buildings.

Relevant History:

15/12/1995 – Application refused for the change of use of land to domestic curtilage.

22/06/1992 – Permission granted to convert barn to 2 dwellings.

Existing Use(s):

Residential use class 1
Agriculture use class 28

Brief Description of Development:

Planning permission is requested to convert, extend and alter building to create a 2 bedroom dwelling and to change the use of a parcel of agricultural land measuring 985sqm to domestic land to serve the proposed dwelling.

The application is supported by a Structural Report.

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

Policy OC1: Housing Outside of the Centres
Policy OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas
Policy GP1: Landscape Character and Open Land
Policy GP8: Design
Policy GP9: Sustainable Development
Policy GP15: Creation and Extension of Curtilage
Policy GP16(A): Conversion of Redundant Buildings

Policy GP17: Public Safety and Hazardous Development
Policy IP6: Transport Infrastructure and Support Facilities
Policy IP7: Private and Communal Car Parking
Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

None

Consultations:

The Office of Environmental Health and Pollution Regulation, 20/08/2026

"I have reviewed the proposed plans for Le Hamel which were received by email on 12th August 2026 and there is an issue of concern that I must raise.

The proposed 9m² extension is in close proximity to land that formerly accommodated heated glasshouses. As a result, there is potential for contaminants commonly associated with glasshouse use, including as an example lead and hydrocarbons, to be present within the surrounding ground.

While this department acknowledges the limited scale of the proposed development, it considers that construction activities associated with the extension could release contaminants into the environment and therefore requests that should permission be granted the contaminated land condition is applied.

Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites Code of Practice;

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- c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition”.

Summary of Issues:

The main issues in deciding this application are:

1. The principle of residential conversion.
2. Whether the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding.
3. The impact of the development on the character and openness of the landscape.
4. The impact on the amenities of neighbouring residents.
5. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
6. Whether the proposal would result in biodiversity enhancements.
7. Road safety and traffic management.

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 OC1 provides scope for the conversion of existing redundant buildings to dwellings Outside of the Centres provided that specific criteria as set out in Policy GP16(A) are met.

The outbuilding and the area of proposed associated domestic land the subject of this application was a former horticultural site. The glasshouses were cleared between 1996 and 2001 and the land has been returned to grass. Consequently it is

agreed that the packing shed is no longer required to service the former horticultural use of the site and the building is redundant in accordance with part (a) of Policy GP16(A).

The structural report concludes that due to minimal movement of the structure over a considerable period of time it is assumed that the foundations are suitable for the loading applied. The floor slab is in good condition, the roof structure appears adequate although minor repair is required at the end of one rafter and the roadside wall has signs of movement but it does not appear to lean and it is recommended that localised repointing is undertaken as a general maintenance exercise. The report concludes that the structure can be further adapted for domestic purposes.

Together with the relatively minor extent of works proposed, including the replacement of the roof covering and a modest extension to the north-east elevation, the information submitted is sufficient to demonstrate that the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding.

The existing building is not protected and is not considered to comprise a building of character that makes a positive contribution to the character and appearance of the area.

The site is situated behind a high granite roadside wall to the south-east and continuing along the north-west boundary. As a result, there are limited public views of the application site. The land does not form part of a wider area of open and undeveloped land and together with the single storey nature of the building, the proposed use of the building and associated land for residential purposes is unlikely to have any significant adverse impacts on the character and appearance of the Conservation Area, the setting of nearby protected buildings and the openness of the landscape.

An extension is proposed to the northern end of the building to create a 2nd bedroom. The size of the extension does not exceed 20% of the existing floor area and would constitute a modest extension for the purposes of Policy GP16(A).

The south elevation window faces towards a window and an area labelled as an existing amenity space for unit 3. By virtue of the distance to and offset orientation between the respective windows, the proposal is unlikely to result in an unacceptable degree of intervisibility between windows. The area labelled as an existing amenity space for unit 3 is a poor quality space with limited privacy. The proposed window in the south elevation would have little additional adverse impact on the overall quality and potential usability of this space as an amenity area for unit 3. Overall, the proposal is unlikely to have any material adverse effects on the amenities of neighbouring residents.

The proposal to change the use of a section of the land to a domestic use to serve the proposed dwelling also falls to be considered under Policies OC5(B), GP15 and GP1 of the Island Development Plan.

The site is not within an Agriculture Priority Area or an Area of Biodiversity Importance, no existing boundaries are proposed to be removed and the use of the land for domestic purposes is unlikely to have any significant adverse effects on neighbouring residents. As set out above, it is concluded that the proposal is unlikely to have any significant adverse impacts on the character and openness of the landscape and consequently the change of use of the land to a domestic use accords with Policies OC5(B), GP15 and GP1.

The proposed dwelling is limited in size, it would meet minimum internal space standards as set out under the Building Regulations but it would not meet the best practice minimum internal space standards for a two bedroom property for 3 people (proposed 54sqm, best practice 61sqm). Privacy of the south facing window has the potential to be affected by the use of the shared access but if future occupants desired measures could be put in place to enhance the level of privacy. The dwelling has the potential to receive adequate daylight and sunlight and would benefit from a good provision of outdoor space. As a whole and despite some deficiencies, particularly the internal size, the proposed dwelling is likely to provide a satisfactory living environment.

The application is accompanied by a landscape plan. The measures proposed including the planting of native hedging along the west boundary, the planting of trees with under canopy wild flowers on the northern section of the site and the other measures including bird and bat boxes has the potential to provide proportionate biodiversity enhancements. Further precise details can be requested by condition.

As set out in the Traffic Engineering Guidelines for Guernsey, the highway is classified as a Local Circulation Route. The existing access has substandard sightlines due to the high walls either side of the access. There would be the ability for vehicles to turnaround on site and the proposal includes the widening of the access but no change to the height of the walls and consequently the proposed access will also have substandard sightlines. However, the change of use of the building to a small 2 bedroom dwelling with 1 parking space is likely to have a limited effect on the intensity of use of the access and although the proposed access does not fully meet recommended design parameters, the proposal is unlikely to result in significant additional road safety or traffic management concerns compared to the existing situation. One parking space is provided for the proposed and existing dwellings and there is a shed for bicycle parking for the proposed dwelling. The proposal accords with Policies IP6, IP7, IP9 and the adopted Parking Standards.

To address the concerns raised by the Office of Environmental Health and Pollution Regulation regarding the potential for contaminated land, it is recommended that a

condition is attached to the decision to investigate and if necessary implement mitigation measures should any contaminants be found.

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.

It is recommended that the application is approved.

Date: 21/08/2026