

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: Demolish outbuilding, erect single storey outbuilding/garage to north-west boundary.

LOCATION: Le Perco, La Villiaze Lane, St. Andrew.

APPLICANT: Mr & Mrs Leadbeater

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: 18/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Chescoe Chartered Surveyors & Architecture: 3846-00, -03, -04, -05 & -06.

Application Ref: FULL/2026/0079

Property Ref: K003950000

Conditions and reasons:-

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

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

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

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

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

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

Expiry Date: This permission will cease to have effect on 17/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the garage/outbuilding to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as Le Perco. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice (defined in 2020).

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/2026/0079
Property Ref: K003950000
Valid date: 15/01/2026
Location: Le Perco La Villiaze Lane St. Andrew Guernsey GY6 8YH
Proposal: Demolish outbuilding, erect single storey outbuilding/garage to north-west boundary.

Applicant: Mr & Mrs Leadbeater

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.

INFORMATIVES

For the avoidance of doubt, this decision permits the garage/outbuilding to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as Le Perco. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice (defined in 2020).

OFFICER'S REPORT

Brief Description of the site:

The application site is located on a large agricultural plot, with the dwelling and associated garage located within the domestic curtilage to the south-west. La Villiaze Lane runs along the north-west boundary and Guilliard Lane along the south boundary. The site is located Outside of the Centres, with an Agriculture Priority Area as designated in the Island Development Plan.

The application relates to the erection of a pitched roof outbuilding immediately to the north-west of the existing dwelling, providing garage space and a games room. The submission confirms that there will be no change to the roadside boundary landscaping in connection with the proposed development.

Relevant History:

FULL/2020/2551 - Demolish chimneys and porch, erect two storey extension to north east (rear) elevation, install dormer window and raised terrace to south east elevation and alterations to fenestration. Infill existing vehicular access and create new vehicular access to north west boundary. Approved 03/02/2021, substantially complete at time of site visit 17/07/2025.

FULL/2025/0972 - Demolish outbuilding, erect 1.5 storey outbuilding/ancillary accommodation to north-west boundary – withdrawn following concerns about the effect of the appearance of the building (dormers) on Guilliard Lane, along with the effect on existing trees and other landscaping within the site.

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

GP8: Design
GP9: Sustainable development
GP13: Householder development

Conclusion/Brief comment:

The proposed outbuilding is situated in the area of the existing garage but would have a larger footprint and, as a result, would have a higher ridge than the existing building. The building has been designed with a rendered exterior and slate roof, reflective of the external appearance of the main house, situated close to one another.

Although an element of landscaping inside the roadside bank and hedge/trees would need to be cleared to facilitate the development the roadside screening would remain and could also be enhanced by additional, infill planting although this is not a matter that is considered necessary to control by condition.

When viewed from the adjoining roads the building will be viewed in the context of the existing house on the site and although taller and larger than the existing will not appear as an unduly prominent feature in the streetscene.

The building will not result in overshadowing or loss of privacy to the occupiers of any surrounding neighbouring properties.

Although the scheme does not show the provision of first floor accommodation (no staircase shown nor rooflights/gable windows) there would be sufficient height in the building to accommodate this at a later date. Internal works would not require planning permission. Nonetheless, whether the building is utilised as a garage and games room as shown or for some other ancillary domestic purpose associated with the main house would not amount to a change of use and the building has a close physical relationship with Le Perco.

The scheme accords with all relevant policies in the IDP and it is recommended permission is granted.

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: 13/02/2026

