

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 previously approved plans for change of use of agricultural land to domestic garden (4,255sqm), demolish extensions, demolish and rebuild chimney to south, erect two storey extension and single storey extension to east elevation, internal and fenestration alterations. Erect single storey carport/gym to south elevation of barn. Alter/widen and erect gates to vehicle access to west boundary and alter gated pedestrian access to south-west boundary. Install hardstanding, parking area, swimming pool and landscaping (Protected Building) - Create basement level with raised terrace at ground floor level, changes to fenestration and materials to roof of extension to east elevation, internal alterations and alterations to hard and soft landscaping.

LOCATION: Saints Farm, Icart Road, St. Martin.

APPLICANT: Mr J Orr & Mr J Gwilliam

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: 16/04/2026

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: CCD Ltd - Var: 17A, 18, 19, 20, 21A, 22, 23, 24B, 25A, 26A, 27A, 28, 29, 30A, 31A, 32A, 33A, 34, 35, 36A, 37A, 38A, 40A,

Application Ref: FULL/2026/0113

Property Ref: J011100000

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 before 31/08/2028.

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 01/09/2025, issued under planning application reference FULL/2025/0377, 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 31/08/2028 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 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/2026/0113
Property Ref: J011100000
Valid date: 28/01/2026
Location: Saints Farm Icart Road St. Martin Guernsey GY4 6
Proposal: Variations to previously approved plans for change of use of agricultural land to domestic garden (4,255sqm), demolish extensions, demolish and rebuild chimney to south, erect two storey extension and single storey extension to east elevation, internal and fenestration alterations. Erect single storey carport/gym to south elevation of barn. Alter/widen and erect gates to vehicle access to west boundary and alter gated pedestrian access to south-west boundary. Install hardstanding, parking area, swimming pool and landscaping (Protected Building) - Create basement level with raised terrace at ground floor level, changes to fenestration and materials to roof of extension to east elevation, internal alterations and alterations to hard and soft landscaping.

Applicant: Mr J Orr & Mr J Gwilliam

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 on or before 31/08/2028.

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 01/09/2025, issued under planning application reference FULL/2025/0377, and subject to the terms and conditions thereof.

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

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Saints Farm' is an 18th century granite farmhouse which is located on the east side of Icart Road, the property faces south. To the north are neighbouring detached dwellings and to the west across the road is open agricultural land.

The application seeks to vary the 2025 permission for the change of use of land to domestic garden (4,255sqm), demolish and rebuild chimney (south), demolish extensions and erect 2-storey extension and single storey extension (east), internal and fenestration alterations. In addition, the permission related to the erection of a carport/gym (south elevation of barn), alterations to the vehicular access and installation of gates (west boundary), alterations to the gated pedestrian access (south-west boundary), installation of hardstanding, parking area, swimming pool and associated landscaping.

The changes relate to the formation of a basement level with raised terrace at ground floor level, alterations to fenestration and materials to roof of extension to east elevation, internal alterations and alterations to hard and soft landscaping.

The application has been supported by a Statement of Significance and Heritage Impact Assessment. However, differences in assessment are identified, including omission of considering the setting of the protected building in lieu of apportioning value/impact to physical alterations to non-protected elements. Furthermore, the list of alterations assessed in the Statement is incomplete and it assesses special interest under headings not used in the Guernsey context.

It is also noted that there A1 and A3 drawings provided in relation to some aspects of the development but the A1 drawings contain less detail than the A3 versions but

also that some details shown on one are not clearly annotated on the other. In terms of determining this application the package of A3 drawings will be used.

The site is located Outside the Centres and not within the Agriculture Priority Area as designated in the Island Development Plan. Saints Farm is a Protected Building. Land to the south and east is part of a Site of Special Significance.

Relevant History:

Curtilage defined by the Planning Service in February 2024.

FULL/2025/0377 - Change of use of agricultural land to domestic garden (4,255sqm), demolish extensions, demolish and rebuild chimney to south, erect 2-storey extension and single storey extension to east elevation, internal and fenestration alterations. Erect single storey carport/gym to south elevation of barn. Alter/widen and erect gates to vehicle access to west boundary and alter gated pedestrian access to south-west boundary. Install hardstanding, parking area, swimming pool and landscaping. (Protected Building) – granted

FULL/2025/0954 – Erect balcony with external staircase to east elevation and install rooflights. Alterations to fenestration to barn (Protected Building) – granted

FULL/2025/1546 – Alter/widen and erect gates to vehicle access, alter ground levels to create terrace planters to courtyard, erect wall and pedestrian gate, install hardstanding to north of property (Protected Building) – granted

Existing Use(s):

01 dwellinghouse
28 agriculture

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:

OC5(B): Agriculture Outside of the Centres – Outside the Agriculture Priority Areas
GP1: Landscape Character and Open Land
GP5: Protected Buildings
GP7: Archaeological Remains
GP8: Design
GP9: Sustainable Development

GP13: Householder Development
GP15: Creation and Extension of Curtilage

Strategy for Nature Supplementary Planning Guidance

Representation:

A letter of representation has been submitted by Deputy Gabriel objecting to the change of use of agricultural land to domestic garden within the APA and highlighting that there is no mitigating grounds in the application as to how the inclusion of the land will benefit the biodiversity of the area or how the agriculture of the island will be preserved.

Conclusion/Brief comment:

Although a letter of representation has been submitted regarding the change of use of land the change of use has already been considered and approved by the Development & Planning Authority. This application does not seek to make changes to this aspect of the approved scheme but rather focuses on the buildings and associated external works at Saints Farm. The change of use of agricultural land to domestic garden will therefore not be revisited as part of this application.

The application relates to the following works at Saints Farm:

- Redesign and formalise the front garden including altering the position of the apple crusher and omission of rose arches
- Creation of temporary parking area (northeast of house)
- Construction of a basement extension with terrace over and omission of outside pool
- Reconfiguration of approved terrace and altered landscape design (gravel, paving, timber decking)
- Reduce height of one storey sedum roofed extension to east of thatched hall and alter rooflight
- Omit parapet verge from south gable of woodshed and use of close verge
- Dismantle and reconstruct south end of ramp
- Construct glazed lean-to extension to north of approved extension (east of thatched hall)
- Alter form of north glazed gable of thatched hall
- Extend driveway paving to include turning area (east of garage)
- Create temporary 'contractor staging round' (east of garage)
- Underpin and structural column (thatched hall and woodshed)
- Increase height of internal opening (thatched hall)
- Reconfigure interior (entrance hall)

Subject to conditions where necessary these works represent the reasonable aspiration of the property owner that outweighs harm to the special interest of the Protected Building in accordance with Policy GP5.

The works represent a good standard of design that respects the local built environment and will not result in harm to the amenities of surrounding neighbours in accordance with Policies GP8 and GP13 of the IDP.

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.

In view of the above it is recommended permission is granted for the proposed works, subject to conditions:

Recommendation:

Grant with Conditions



Date: 15/04/2026

