

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: Remove 3 containers and erect single-storey domestic outbuilding/tractor store to south-east boundary.

LOCATION: Honeysuckle Farm, Ruelle Des Pelleys, St. Pierre Du Bois.

APPLICANT: Mr J Skillett

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: 01/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions: 1370-SK-30, 31

Application Ref: FULL/2026/0150

Property Ref: F009010000

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 31/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the proposed garage/outbuilding/store 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.

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/2026/0150
Property Ref: F009010000
Valid date: 20/01/2026
Location: Honeysuckle Farm Ruelle Des Pelleys St. Pierre Du Bois
Guernsey
Proposal: Remove 3 containers and erect single-storey domestic
outbuilding/tractor store to south-east boundary.
Applicant: Mr J Skillett

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 proposed garage/outbuilding/store 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.

OFFICER'S REPORT

Site Description:

The application property occupies an isolated plot surrounded by agricultural land. The house, Honeysuckle Farm is situated to the east of the site with three containers behind it, adjacent to the east site boundary. A detached garage is located adjacent to the north site boundary.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan. The site falls within the Upland Landscape, part of the Plateau landscape character area as set out in Annex I of the IDP, between two nearby valleys and with the escarpment landscape character to the northwest. The Plateau landscape type is characterised by lanes lined by hedges, banks, hedgerow trees and trees with small scattered settlements often found on lower, sheltered ground. In some places pastures were replaced by glasshouses and residential development. Views are generally short because of the hedges, banks and trees and there are three sub-zones to the plateau (western, central and southeast plateau).

"The Western Plateau is generally less affected by mid-to-late twentieth century development. The landscape consists of a series of broad erosion platforms stepping gradually down to the west and is much dissected by the deeply cut valleys. Open fields, divided by low earth banks, are interspersed with established farmsteads surrounded by mature trees. The open farmland on higher ground provides views out to the Western Bays and across the sub-zones from one church spire to the next."

Relevant History:

FULL/2019/1542 – Convert existing agricultural building to a dwelling – granted

FULL/2020/0914 – Erect garage/workshop - granted

FULL/2021/1041 - Erect single storey extension to west (front) elevation – granted (curtilage note)

FULL/2022/0772 - Definition of Curtilage (roughly 50:50 split, east as domestic garden and west as agricultural land)

FULL/2024/1294 - Erect single storey extension to north-west (front) elevation – granted

Existing Use(s):

- 01 Dwelling houses
- 28 Agriculture

Brief Description of Development:

The application relates to the removal of the three containers and erection of a single-storey pitched roof domestic outbuilding to the immediate east of the dwelling. A pedestrian door and windows are proposed in the west elevation of the building, facing the main house, with a vehicle access door proposed to the north elevation. The building would sit within the approved domestic garden area of the property. A vertical timber cladding is proposed to the exterior and the roof is indicated to have a dark green metal sheet roof and would be 3.065m high to the ridge. There is c. 1.8m between the rear wall of the dwelling and the proposed outbuilding.

The submission outlines that the containers on site have been used for general storage and for car/quadbike/motorbike storage. The proposed outbuilding would be used to store land maintenance equipment (tractor and associated equipment) along with personal vehicles belonging to the applicant. It is highlighted in the covering letter that accompanies the submission that the building would not be visible from public roads and will not impact on neighbour amenity nor the character and amenity of the area and would have a low pitched roof and use materials that would be in keeping with the character and style of Honeysuckle Cottage. The submission addresses how the scheme is considered to comply with Policy GP9.

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

- GP1: Landscape Character and Open Land
- GP8: Design
- GP9: Sustainable development
- GP13: Householder development

Representations:

None.

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the principle of the proposed development and its effect on the character and appearance of the open landscape concerned.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The proposed outbuilding measures c. 12.7m x 5.3m (internally) with an overall floor area of 67.31sqm but it is noted that it sits in close proximity to the existing dwelling and with boundary landscaping to offer screening.

The low height and external materials proposed are appropriate and represent a good standard of design. The building will respect the open landscape concerned and will not result in the loss of any distinctive features that contribute to the wider landscape character.

Given the isolated nature of the site the building will not have a detrimental impact on the amenities of any residential neighbours. Fenestration in the rear/east elevation of the main dwelling is limited to secondary windows and will not be unduly affected by the proposed outbuilding.

It is therefore recommended that permission is granted for the erection of a domestic outbuilding as proposed.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 31/03/2026