

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: Erect single storey outbuilding to south boundary.

LOCATION: Champ Fleurie, La Route De St Magloire, Vale.

APPLICANT: Mr P Le Lievre

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: 02/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd: 6618/A/1b

Application Ref: FULL/2026/0254

Property Ref: C000490000

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.The outbuilding/car port hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house Champ Fleurie, unit 2 as labelled on drawing 6618/A/1b, 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.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

5.In the event that the use of the outbuilding/car port hereby permitted for purposes incidental to the enjoyment of the dwelling house Champ Fleurie, unit 2 as labelled on drawing 6618/A/1b, ceases, then within six months of the date of the cessation of the use, or such other period previously agreed in writing by the Authority, the building hereby permitted and any associated structures shall be removed from the site.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

Expiry Date: This permission will cease to have effect on 01/06/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of known archaeological importance, with the medieval chapel of St Magloire recorded somewhere in the vicinity of this site. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, should anything of interest be uncovered. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

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/2026/0254
Property Ref: C000490000
Valid date: 13/02/2026
Location: Champ Fleurie La Route De St Magloire Vale
Guernsey GY3 5BG
Proposal: Erect single storey outbuilding to south boundary.
Applicant: Mr P Le Lievre

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. The outbuilding/car port hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house Champ Fleurie, unit 2 as labelled on drawing 6618/A/1b, 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.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

5. In the event that the use of the outbuilding/car port hereby permitted for purposes incidental to the enjoyment of the dwelling house Champ Fleurie, unit 2 as labelled on drawing 6618/A/1b, ceases, then within six months of the date of the cessation of the use, or such other period previously agreed in writing by the Authority, the building hereby permitted and any associated structures shall be removed from the site.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

INFORMATIVES

The application site is located within an area of known archaeological importance, with the medieval chapel of St Magloire recorded somewhere in the vicinity of this site. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, should anything of interest be uncovered. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

OFFICER'S REPORT

Site Description:

The site is located close to Beaucette Marina and is Outside of the Centres. The area is predominantly rural in character, comprising a network of small lanes, open fields and horticultural sites in various states of repair, interspersed with small groups of residential properties.

Relevant History:

29/05/2024 – FULL/2024/0681 – Permission granted for variations to plans previously approved to erect extensions at first floor level to west elevation of unit 1 and east elevation of unit 2 - Create Juliet balconies to west elevation of unit 1 and east elevation of unit 2 and alter rooflights and solar panels to south elevation.

24/01/2024 – FULL/2023/2378 – Permission granted to erect extensions at first floor level to west elevation of unit 1 and east elevation of unit 2.

27/09/2023 – FULL/2023/1303 – Permission granted for variations to works previously approved to demolish existing, erect two dwellings, create vehicular access and change of use of agricultural land to domestic garden (429 sqm) - alter access and parking for unit 1, and widen roadside vehicle access.

31/08/2022 – FULL/2022/1085 – Permission granted for variations to works previously approved - Alterations to accesses in the west boundary.

29/07/2022 - FULL/2022/1084 – Permission granted for alteration to field access gate to north elevation.

07/04/2022 – FULL/2021/2225 – Permission granted to demolish existing, erect two dwellings, create vehicular access and change of use of agricultural land to domestic garden (429 sqm).

16/12/2020 – FULL/2019/1772 – Permission granted for the sub-division and conversion of vinery building to create 2 dwellings and create additional vehicular access (revised).

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission is requested to erect an open fronted single storey lean-to outbuilding measuring 18m by 7m by 3.2m (high) to the south boundary. The building is proposed to be finished with green fibre cement board walls and a grey metal roof incorporating solar panels. The site comprises of a pair of recently constructed semi-detached dwellings with an agricultural field under the same ownership to the north.

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

Policy GP7: Archaeological Remains

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP13: Householder Development

Representations:

Two letters of representation were received, main points as follows:

- The applicant has other similar structures approved in the area, questions the need for another storage facility.
- Industrial nature of the proposal will detract from the natural beauty of the area, which is designated as a Conservation Area.
- Surrounding areas are usually left untidy and uncared for.

Consultations:

States Archaeologist, 13/03/2026

"I would like to make a very brief observation on this application. The medieval chapel of St Magloire is recorded somewhere in the vicinity of this site, and I would be grateful if an informative notice could be placed on the decision notice to the effect that the developers should contact us if anything of interest is uncovered".

Summary of Issues:

The main issues in deciding this application are:

- The impact of the development on the character and openness of the area.
- Whether the use of the building is ancillary to the existing dwelling.

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).**

The design and appearance of the outbuilding reflects the appearance of the existing dwelling. The site is not within a Conservation Area and the design and appearance of the outbuilding is considered appropriate in this semi-rural location. The proposed outbuilding would be visible across the adjoining field from the public highway La Lande to the north and north-west. When viewed from these directions the outbuilding would be seen in context with development on neighbouring properties and an existing high boundary wall, and together with its low profile and single storey nature, the outbuilding would have no significant adverse effects on the character and openness of the wider area.

The agent advises that the building will be used for the sole enjoyment of the property owner as a garage, as an open area to work on their personal items within the site, such as boats, and to store equipment and vehicles, all of which relate to the domestic element of the site. The agent advises that the outbuilding will not be used for any commercial activities or anything outside the ownership of the landowner and will be for domestic purposes ancillary to the existing dwelling.

The stated use of the proposed outbuilding for purposes ancillary to the dwelling and not in connection with any trade or business accords with Policy GP13 as an ancillary domestic outbuilding.

By virtue of its single storey nature and the distance to neighbouring residential properties, the proposal is unlikely to have any significant adverse effects on the amenities of neighbouring residents.

To address the comments of the States Archaeologist, it is recommended to attach a note to the decision notice to contact the States Archaeologist should anything of interest be uncovered.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

A note on the block plan indicates an existing earth bank along the north boundary is to be extended. This earth bank was previously approved and is required to be installed as part of the landscape scheme under conditions 5 and 6 of application FULL/2021/2225.

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 subject to conditions.

Date: 01/06/2026