

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 extension, erect 2 storey extension to east elevation and alterations to fenestration to south elevation of detached outbuilding (Protected Building).

LOCATION: Le Tourtel, Rue Des Marettes, St. Martin.

APPLICANT: Mr & Mrs A Rogers

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: 31/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 001 D1, D2, D3, D5.

Application Ref: FULL/2026/0257

Property Ref: J01056A000

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 cladding to be used on the external walls of the extension hereby approved shall be of natural timber.

Reason - For the avoidance of doubt and to secure the satisfactory appearance of the completed development and to preserve the special interest of the Protected Building (Policy GP5).

Expiry Date: This permission will cease to have effect on 30/03/2029 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/2026/0257
Property Ref: J01056A000
Valid date: 16/02/2026
Location: Le Tourtel Rue Des Marettes St. Martin Guernsey GY4 6JW
Proposal: Demolish extension, erect 2 storey extension to east elevation and alterations to fenestration to south elevation of detached outbuilding (Protected Building).

Applicant: Mr & Mrs A Rogers

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).

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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 cladding to be used on the external walls of the extension hereby approved

shall be of natural timber.

Reason - For the avoidance of doubt and to secure the satisfactory appearance of the completed development and to preserve the special interest of the Protected Building (Policy GP5).

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a traditional building located to the west of Rue Des Marettes. The property is recognised as a protected building. The whole of the building is protected.

Planning permission is sought to demolish an extension (attached garage) and erect a two-storey extension to the east elevation of the dwelling. The proposed extension will serve as a hobby room on the ground floor, and a dressing room on the first-floor level, with both floors accessible by an internal lift.

The application also includes altering the fenestration to the south elevation of the garage, located to the north of the dwelling. The garage itself is not protected.

Relevant History:

Reference No	Description	Decision	Date
PAPP/2009/0079	Extension and alterations and erect a garden room	Granted	2009
HAPP/2009/0283	Extension and alterations and erect garden room	Granted	2009

Existing Use(s):

Residential

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

☒
☒
☒
☒

visual amenity acceptable
no material neighbour impact
traffic not affected

☒
☒
☒

Policies considered most relevant:

GP5 Protected Building
GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Conclusion/Brief comment:

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved.

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

While the extension is two storey in scale, the proposal represents a modest sized addition to the property, is subservient and proportionate, and adopts a high standard of design by virtue of its scale, form, massing, siting and materials, for the purposes of Policy GP8 and GP5.

The proposed extension is not considered to adversely affect the fabric of the protected building, or its setting. It is considered to be a reasonable aspiration of the property owner (Policy GP5) to incorporate an internal lift through a modest size extension to the east of the dwelling. The extension uses traditional materials and details, including timber windows with arched glazing, that respects the protected building. It is however considered necessary and reasonable to ensure that the cladding to be used is of natural timber to preserve the special interest of the protected building.

Due to its siting, size, relationship to the original house and neighbouring properties, the proposal is not considered to have a detrimental impact on the character of the area, visual amenity, or the amenities of neighbouring residents.

The alteration to the garage is acceptable.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 30/03/26