

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: Install rooflight (eastern roofslope of lean-to extension), install gates to existing vehicular access (east boundary) and erect brise soleil (south elevation) (Protected Building).

LOCATION: Albecq Farm, Retot, Castel.

APPLICANT: Mr P Crowson

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: 01/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7487-08 B1 Rev E, B2 Rev E, B3 Rev E, B4 Rev D, B5 Rev E

Application Ref: FULL/2026/0268

Property Ref: D010930000

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 planter hereby approved shall be finished in granite to match as closely as possible to the existing roadside wall, in terms of its method of construction and appearance, in accordance with the approved details on drawing ref: 7487-08 B5 E.

Reason - To avoid any ambiguity and to secure the satisfactory appearance of the completed development in order to preserve the special interest of the Protected Building.

5.Prior to installation,full details of the brise soleil to be positioned on the south and west elevation of the extension (as shown on drawings ref: 7487-08 B1 E and B2 E), shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

Reason - To avoid any ambiguity and to secure the satisfactory appearance of the completed development in order to preserve the setting of the Protected Building.

Expiry Date: This permission will cease to have effect on 31/05/2029 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/2026/0268
Property Ref: D010930000
Valid date: 17/02/2026
Location: Albecq Farm Retot Castel Guernsey GY5 7EG
Proposal: Install rooflight (eastern roofslope of lean-to extension),
install gates to existing vehicular access (east boundary) and
erect brise soleil (south elevation) (Protected Building).

Applicant: Mr P Crowson

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 planter hereby approved shall be finished in granite to match as closely as possible to the existing roadside wall, in terms of its method of construction and appearance, in accordance with the approved details on drawing ref: 7487-08 B5 E.

Reason - To avoid any ambiguity and to secure the satisfactory appearance of the completed development in order to preserve the special interest of the Protected Building.

5.Prior to installation,full details of the brise soleil to be postioned on the south and west elevation of the extension (as shown on drawings ref: 7487-08 B1 E and B2 E), shall be submitted to and agreed in writing by the Authority. The agreed works shall thereafter be fully implemented.

Reason - To avoid any ambiguity and to secure the satisfactory appearance of the completed development in order to preserve the setting of the Protected Building.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Albecq Farm' comprises a 15th century farmhouse with 19th century barns attached at either end of the building. The property is a Protected Building.

The dwelling faces onto Retot lane, with the road winding around the east gable of the property. The property is located Outside of the Centres as defined in the Island Development Plan.

Planning permission was granted in 2025 to erect a 1.5 storey extension with a link to the south (rear) elevation, install roof lights to the north (front) elevation, and make internal alterations, under application ref: FULL/2025/0406. A Minor Amendment was agreed to install two windows and two roof lights on the lean-to extension.

As originally submitted planning permission is now sought to follow on from the permission (FULL/2025/0406), by installing an additional roof light to the east facing roof slope of the lean-to extension, install gates to existing vehicular access along the east boundary (approved under application ref: FULL/2023/1181), and a gate to serve the pedestrian access along the north boundary, and install a brise soleil (south elevation) of the approved extension.

The application was deferred to seek further information in respect of the proposal and to request that the gate to the front of the property be reduced in height to limit any potential highway safety issues given its siting on the corner of the road which could impair sightlines of traffic using Retot Lane.

The agent has omitted the fence and replaced it with a planter and has altered the height of the gates and amended the form of the pillars to reflect previously approved plans, in attempt to overcome the concerns raised. It is requested that additional details of the proposed brise soleil be conditioned. It is noted that proposed gate will be 1.8m high, reducing down to 1.5m, and finished in timber.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/0406	Erect 1.5 storey extension with link to south (rear) elevation, install rooflight to north (front) elevation and internal alterations (Protected Building) (Part Retrospective).	Granted	2025
FULL/2023/1181	Erect 1.5 storey detached garage/home office and hardstanding to south boundary, and alter vehicle access to east boundary. (Protected Building)	Granted	2023
FULL/2023/0221 Cadastre ref: D010930000	Demolish pig sties, erect 1.5 storey extension and erect wall and gate to south (rear) elevation. (Protected Building).	Granted	2023
FULL/2021/2647 Cadastre ref: D010930000	Demolish extension and outbuilding, demolish and rebuild chimneys. Erect extension and rooflight to south (rear) elevation, raise lean-to roof and install rooflight to east (side) elevation, install rooflight to north (front) and west (side) elevation and internal alterations, create new vehicle access and parking area to east boundary and block up existing vehicle access to north boundary (Protected Building).	Granted	2022

Existing Use(s):

Residential

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:

GP5 Protected Buildings
GP8 Design
GP9 Sustainable development
GP13 Householder Development
IP9 Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

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 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. This duty is reflected in Policy GP5 of the IDP.

Rooflight:

While the addition of a third roof light on the lean-to extension now creates an unbalanced and unsymmetrical design to the roofslope which is unfortunate, this visual effect is not considered to have a detrimental impact on the special interest of the protected building (Policy GP5), nor does it unduly harm visual amenity or the character of the area.

Brise soleil/pergola:

The proposed pergola is on the southern elevation of the newly constructed extension and achieves an acceptable design which will help to reduce heat gain of the ground floor living room. Again, this will not have a detrimental impact on the setting of the protected building (Policy GP5), subject to a condition requiring full details of the brise soleil being submitted and agreed by the Authority given its close proximity and relationship to the original farmhouse.

Vehicular gate and proposed planter:

The proposed vehicular access gate achieves an acceptable standard of design and will be setback from the roadside and therefore will not adversely affect sightlines towards oncoming traffic, or vehicles using Retot Lane. Given that the gates will be finished in timber, are of an acceptable height (1.8m at the highest point) and are set away from the protected building, no further details are required by condition.

Whilst the principle of the proposed planter is supported under Policy, it is however important to ensure that the construction and appearance of the planter adjacent to the east wing of the protected building is carried out in a manner that respects the special interest of the protected building. A condition to this effect should be attached to the permission.

Consequently, the alterations proposed achieve a holistic approach to the overall design of the scheme. The proposal will not affect the amenities of neighbouring residents and the setting of the protected building will not be adversely affected, subject to conditions.

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, accords with the purpose of the Law, and the requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 26/05/26