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: Convert bunker to dwelling, change of use of agricultural land to domestic garden (500sqm), alterations to ground levels and associated works.

LOCATION: Le Camptrehard, Rue Des Roquettes, St. Andrew.

APPLICANT: Mr & Mrs G Bougourd

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: 19/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 450/B1C, B2B, B3, B4, B5B, B6B, B7B, B8A & B9A.

Application Ref: FULL/2026/0618

Property Ref: K00322C000

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.No development, including site works, shall begin until the applicant or developer has secured the implementation of a programme of archaeological recording of the bunker in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Authority, and no development shall take place except in accordance with the agreed details.

Reason - The existing bunker is of archaeological interest and provision for mitigation measures for archaeological investigation and recording are required. This condition is imposed to make sure that any features of archaeological interest are recorded.

5.Prior to the installation of any external lighting, details of any proposed external lighting shall be submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - In the interests of biodiversity.

6.The landscaping scheme shall be fully completed/implemented in accordance with drawing 450/B5/B, in the first planting season following the first occupation of the hereby approved dwelling or completion of the development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity and biodiversity.

7.Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no extensions, sheds, greenhouses, outbuildings or other buildings or structures nor any fencing or walls shall be erected, constructed or placed on any part of the hereby approved domestic land (except for those approved as part of this application).

Reason - In view of the location of the site in relation to wider areas of open and undeveloped land, the erection of such structures as 'exempt development' may have an adverse impact on the character and appearance of the locality. This condition is imposed to make sure that any proposals can be properly considered.

8.The area of land situated directly above the bunker shall not be used for domestic purposes or as external amenity space.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 18/11/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats may be roosting or other wildlife may be nesting and measures may therefore need to be taken (including inspections prior to any building works or consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. La Société Guernesiaise can be contacted for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

With regards to condition 5, to limit the potential impact of light pollution on wildlife, it is recommended that external lighting is avoided or kept to a minimum and any lighting is positioned or installed so that it does not illuminate the adjoining agricultural/ undeveloped land.

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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0618
Property Ref:	K00322C000
Valid date:	14/05/2026
Location:	Le Camptrehard Rue Des Roquettes St. Andrew Guernsey GY6 8SL
Proposal:	Convert bunker to dwelling, change of use of agricultural land to domestic garden (500sqm), alterations to ground levels and associated works.
Applicant:	Mr & Mrs G Bougourd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - In view of the location of the site in relation to wider areas of open and undeveloped land, the erection of such structures as 'exempt development' may have an adverse impact on the character and appearance of the locality. This condition is imposed to make sure that any proposals can be properly considered.

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INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The building is located in an area where bats may be roosting or other wildlife may be nesting and measures may therefore need to be taken (including inspections prior to any building works or consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. La Société Guernesiaise can be contacted for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

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OFFICER'S REPORT

Site Description:

The site comprises of an agricultural field with a partially buried World War II bunker. There is a track leading from the highway to an adjoining field to the west running approximately through the centre of the field, the partially buried bunker is located to the south of the track. The site is situated on a narrow rural lane with agricultural fields to the north, west and east and a residential dwelling to the south.

The site is located within an Agriculture Priority Area and is Outside of the Centres.

Relevant History:

None

Existing Use(s):

Agriculture use class 28

Brief Description of Development:

Planning permission is requested to convert a World War II bunker to a one bedroom dwelling and to change the use of a parcel of agricultural land measuring 500sqm to domestic land. The works include alterations to fenestration, the excavation of a section of land to create a patio area, the creation of earth banks and the installation of hard surfacing.

During the course of consideration the application was deferred due to concerns about the impact of the proposal on the rural character and openness of the

landscape. In response revised plans were submitted which reduced the extent of the associated domestic land from the originally proposed 1,129sqm to 500sqm, including omitting the western section of land on top of the bunker; the originally proposed hardsurfacing of the shared track, earth banks and post and rail fence was omitted; and earth banks are proposed to define the extent of sections of the associated domestic land.

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

Policy OC1: Housing Outside of the Centres
Policy OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas
Policy GP1: Landscape Character and Open Land
Policy GP7: Archaeological Remains
Policy GP8: Design
Policy GP9: Sustainable Development
Policy GP15: Creation and Extension of Curtilage
Policy GP16(A): Conversion of Redundant Buildings
Policy IP6: Transport Infrastructure and Support Facilities
Policy IP7: Private and Communal Car Parking
Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

6 objections were received in response to the original application, main points as follows:

- Loss of and fragmentation of prime agricultural land within an Agriculture Priority Area.
- Impact on the rural character of the area. The site is visible from public places and domestic use of site would interrupt and encroach on open fields and uninterrupted rural views and have an urbanising effect.
- Alterations to ground levels would increase visibility of dwelling and result in changes to drainage and flooding.
- Road safety and traffic due to increase of vehicle movements along narrow rural lane.
- The proposal erodes the separation between developed and undeveloped land and undermines the spatial strategy of the Island Development Plan.
- Conversion of bunker will compromise its historical authenticity and set a precedent for other bunkers to be converted into dwellings.
- Historic bunkers should be protected.
- Proposal will create precedent for similar proposals along this stretch of road leading to incremental suburbanisation and eroding the agricultural and historic character of the area.
- Similar applications to change agricultural land to gardens have been refused due to the harm to the open and undeveloped landscape, the domestication of the countryside and a failure to demonstrate the land was no longer viable for agriculture.

- Refers to similar application FULL/2025/0998 which was refused.
- Development should not be permitted to encroach on green fields.
- There are numerous alternative sites available for housing, the development is not essential for housing.
- The bunker is totally unsuitable for human habitation for example light and ventilation.
- A representation on behalf of the Channel Islands Occupation Society objects to the application and recommends that all structures from the Occupation era are listed. Concerns are raised that if the conversion is approved it could open the flood gates for many more.
- A representation on behalf of La Societe Guernesiaise highlights that the property sits within an extensive Agriculture Priority Area and within a largely undeveloped rural landscape and questions whether this is appropriate for the area. The proposal conflicts with Policies GP1 part (a), GP15 part (c) and GP16(A) part (f). Concerns are also raised about impacts during construction; long term noise, visual and physical disturbance; light pollution; collision risk with windows; the suitability of landscaping; and the possibility that bats may be present in the existing building. It is requested that an environmental assessment is undertaken to consider the current ecological value of the land, the environmental impacts of the plans and appropriate mitigation measures.

4 objections were received in response to the revised application, main points as follows:

- Original objections remain, the development is fundamentally unchanged.
- Loss of agricultural land.
- Domestication of the countryside.
- Ground level alterations and drainage.
- Traffic and highway safety.
- Heritage impact.
- Precedent for further encroachment.

Consultations:

Festung Guernsey, 11/06/2026

" As had been correctly noted in the application covering letter, this is a Type 617 bunker and was a communication post with telephone exchanges forming part of the extensive fortress telephone system installed on the island during the occupation.

It is one of four in Guernsey, the others being at Vale Road, Route Des Capelles with the best-preserved example at Route Des Portelettes.

In light of the above, we raise no objection to the application, but would be grateful for the opportunity to carry out a full survey of the structure prior to the development taking place.

We would also ask that any original fittings that may be removed during the work, that aren't going to be retained are made available for use in possible future restoration works".

Constables of St Andrew, 10/06/2026

"The St Andrew's Douzaine has reviewed the application to convert the WWII bunker in this field to a dwelling, and to change of use of agricultural land to domestic garden and wish to make the following comments objecting to the proposal.

The field in question is agricultural land in use class 28 and, as with a great deal of the land in this general area is zoned as an Agricultural Priority area and is of the highest category of soil quality (as defined by the ADAS survey – re-issued 2010). This land is a deep loamy type and, whilst all land is valuable, this is the best available as it can be used can grow all crops and is less affected by drought or by wetness. Land, and particularly this quality of land, is a finite and fundamental resource for the Island and should wherever possible be protected from development and loss.

Notwithstanding the presence of an underground bunker which will modestly constrain some agricultural activities, the Douzaine believes the presence of this structure (which has been present for some 80 plus years) has little practical impact on the agricultural use of this site which has been used for grazing for as long as members are able to recall. Indeed, it is understood that the bunker has been put to use for storage and thus can be a useful agricultural ancillary building.

The application suggests that the land which is proposed should be given a change of use, that is the south-west section of the field, is "not fit for agricultural use". The Douzaine finds this assertion to be inexplicable from the standpoint of non-expert observation of the area and it is believed this should be carefully examined to establish the reliability of such an argument as a justification for its use for domestic purposes and its loss from the Islands bank of best quality open agricultural land.

The field has a total area of 1.77 vergees (2897 sq. M) which is a good size and not untypical of agricultural fields in the Island. The proposal would see 40% of this field (1129 sq. M) changed to domestic curtilage. The field contains an access track to a field to the north. As this track appears to be in use it can be presumed to have some value and the proposal to absorb approximately half of this field track and the road entrance of the field into the domestic curtilage (albeit with an access gate) is likely to risk an unnecessary impact on the future use of the agricultural land. The Douzaine remains concerned that the creation of a smaller field by this division may lead to further applications for one or more domestic dwellings alongside the current proposal if granted.

In summary, the Douzaine wishes to register its objection to the application for the change of use of land in this field and the creation of an area of domestic curtilage associated with the conversion of the bunker to a dwelling. This will result in an

unnecessary loss of the highest quality agricultural land in an Agricultural Priority Area and is contrary to policy GP1.

It was considered that the development, and the hard landscaping that is inevitably involved and is shown in drawings, will have a deleterious impact on the open and agricultural character, environment, and landscape of this essentially rural area.

The Douzaine also has concerns over the loss of access to the residual field area by the incorporation of the field entrance into the domestic curtilage of the proposed dwelling as this would render future use and access by farm equipment uncertain and possibly impractical".

Constables of St Andrew, 16/10/2026

"A detailed comment and objection to this application was submitted to you earlier this year. The views expressed on behalf of the Douzaine still stand and it is noted from recent communications that these will, again, be taken into account in your further consideration of this application.

The contents of this letter refer to the recently published revision of the domestic curtilage shown on the plan published on your current "live" planning applications page.

Compared to the previously submitted plan, the approach that appears to have been taken is to shrink the boundary of the curtilage to the edge of the bunker, a proposed paved area, the car parking, but to still include the area of the field to the south bordering the Rue des Rocquettes.

This change produces what seems an absurd, weaving, west border with an oddly shaped strip of field to the west and a small area to the north of the bunker element of the proposed development. These alterations would produce/retain areas of little use for any future agricultural use of the field and do not deal with the loss of field area of the highest quality agricultural land in the Island that was commented on previously.

The roughly rectangular area to the north-east of the proposed dwelling site, with a curved south and west border is of far more significance and would add usefully to the retained area of the field should permission be granted for the conversion to residential. This element of the revised curtilage is therefore positively supported.

However, of even greater importance is the issue of the clear separation of the remnants of the existing field and its entrance from that of any dwelling which, as far as can be ascertained from the plan available, continues to be blurred.

Should the conversion be approved, it would be a far better contribution to the retention of a useable area of agricultural land if a separate entrance to the domestic curtilage was made – perhaps towards the west end of the field. In that case, the field entrance could remain where it is currently and would be entirely separate

from the dwelling, with the track and entrance to the field to the north similarly totally separate and thus protected from any encroachment".

Summary of Issues:

The main issues in deciding this application are:

1. The principle of residential conversion.
2. Whether the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding.
3. The impact of the development on the character and openness of the landscape.
4. Archaeological impact.
5. The loss of agricultural land within an Agriculture Priority Area.
6. The impact on the amenities of neighbouring residents.
7. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
8. Whether the proposal would result in biodiversity enhancements.
9. Road safety and traffic management issues.

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).

Policy OC1 provides scope for the conversion of existing redundant buildings to dwellings Outside of the Centres provided that specific criteria as set out in Policy GP16(A) are met. For the purpose of this report, the proposal will be assessed against each criterion in turn.

a) *it is demonstrated that the building is no longer required or capable of being used for its current or last known purpose.*

The bunker was originally constructed as a WWII fortification and is clearly no longer required for its original purpose. Criterion (a) of Policy GP16(A) has been satisfied in this case.

b) *the conversion will result in the establishment of either residential, social and community, industrial, storage and distribution, convenience retail in coastal locations in accordance with Policy OC4, visitor accommodation or office use or provide facilities for outdoor formal recreation or informal leisure and recreation uses.*

The residential use proposed falls within the range of uses provided for under criterion (b) of Policy GP16(A).

c) *the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding.*

The application is accompanied by a structural report. The report sets out that the bunker is in a stable and robust structural condition, reinforced concrete elements remain sound, with no evidence of major cracking, deformation, or structural distress. The report concludes that given the inherent strength of the original construction, the structure is more than capable of accommodating the intended conversion without extensive modifications or reinforcement.

Together with the relatively minor extent of works proposed, including alterations to fenestration and the installation of internal insulation, the information submitted is sufficient to demonstrate that the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding.

d) *the proposals would have no adverse impacts on the special interest of a protected building and that such interest is appropriately and proportionately preserved and, where possible, enhanced*

There are no protected buildings in the vicinity of the application site and therefore criterion (d) of Policy GP16(A) is not relevant in this particular case.

e) *the proposals would have no unacceptable impacts on the contribution a building of character makes to the character and appearance of the area*

The existing bunker is of historic interest but due to its architectural style and largely subterranean nature it does not make a significant positive contribution to the character and appearance of the area. However, through its discrete nature it does not detract from the undeveloped and open character of the area.

Criterion (e) of Policy GP16(A) would therefore not be relevant in this case however the impact of the proposal on the historic interest of the bunker and the character and openness of the landscape is discussed below.

f) *the conversion and any ancillary development associated with it can be implemented without having any unacceptable adverse impacts on the character and openness of the landscape.*

The impact on the landscape character and openness of the area also requires consideration under Policies GP1 and GP15.

The bunker is situated within an open and undeveloped field which forms part of a wider area of open and undeveloped land, although neighbouring residential developments are evident to the south-west. As a result, the domestic use of the building and associated land has the potential to adversely affect the rural character of the area. The bunker itself would be relatively discrete within the landscape due

to its subterranean nature. The original application was deferred due to concerns about the impact of the proposal on the rural character and openness of the landscape, particularly due to the use of the elevated western section of the site for domestic use and its visibility from the highway. The revised application confines the associated domestic land to the east of the bunker and the external patio area is proposed to be excavated which would limit its visibility from the highway. In addition, the proposed planting and earth banks along boundaries has the potential to provide a good degree of screening. To further minimise the potential for adverse effects on the rural character of the area from the domestic use of the site, it is recommended to revoke exemption rights for structures and boundary treatments and to restrict the use of the area on top of the bunker. On balance, the use of the bunker and associated land for residential purposes is unlikely to have an unacceptable adverse impact on the character and openness of the landscape, in accordance with criterion (f) of Policy GP16(A).

g) *the conversion would not require more than modest extension to the existing building for it to be achieved*

No extension is proposed.

h) *the proposal would have no unacceptable adverse impacts on the amenities and enjoyment of neighbouring properties and the surrounding area*

The dwelling and associated domestic land is set back from the south-west boundary and by virtue of the subterranean nature of the development and the distance to neighbouring residential properties, the proposal would have no adverse effects on the amenities of neighbouring residents.

The proposal to change the use of a section of the land to a domestic use to serve the proposed dwelling also falls to be considered under Policies OC5(A), GP15 and GP1 of the Island Development Plan.

The site is not within an Area of Biodiversity Importance, no existing boundaries are proposed to be removed and the use of the land for domestic purposes is unlikely to have any significant adverse effects on neighbouring residents. As set out above, it is concluded that the revised proposal is unlikely to have any significant adverse impacts on the character and openness of the landscape. The site is located within an Agriculture Priority Area, however, there is an expectation that a dwelling would be served by an associated area of domestic land. In this respect the revised proposed area of domestic land is of a reasonable size to serve a dwelling of this size and nature and it is confined to the east of the bunker and forms a relatively modest area of land between then bunker and the highway. Due to the siting of the existing bunker and the resultant change in levels, the area of land to the east of the bunker has limited potential use for commercial agricultural purposes. Agricultural access to the remainder of the field and to the adjacent field to the west would be retained. The proposed change of use is unlikely to impede the potential agricultural use of surrounding land and the proposed curtilage area would not result in an

unacceptable loss of agricultural land within the Agriculture Priority Area. Consequently the change of use of the land to a domestic use accords with Policies OC5(A), GP15 and GP1.

The existing bunker is not a protected building or a protected monument. A representation on behalf of the Channel Islands Occupation Society objects to the application and recommends that all structures from the Occupation era are listed. Festung Guernsey advises that this is a Type 617 bunker which operated as a communication post and is one of four in Guernsey, with the best-preserved example at Route Des Portelettes. Festung Guernsey raise no objections to the application but request the opportunity to carry out a full survey of the structure prior to the development taking place.

Based on the information available, the bunker is not of special historic interest to warrant any additional level of protection. As such, the conversion of the bunker would not conflict with Policy GP7 provided that suitable mitigation measures are put in place to carry out archaeological investigation and recording prior to the commencement of works, this can be dealt with by condition.

The health and well-being of the occupiers of the development requires consideration as set out in part (d) of Policy GP8 and explained in more detail in Annex I (Amenities). Although there are no rigid standards for amenity provision, the factors to be considered include internal space provision, privacy, aspect/outlook, access to external open space and daylight/sunlight.

The proposed dwelling would exceed the Guernsey Technical Standards minimum internal space standards and the best practice minimum internal space standards. The dwelling itself would receive little sunlight, it would have a poor outlook due to the limited fenestration and it would receive limited daylight. However, the nature of the development is unlikely to result in a low cost generic dwelling but is more likely to appeal to specific enthusiasts for subterranean living within unorthodox historical structures, whereby the nature of subterranean living would include obvious limitations in amenity provision when compared to what would usually be expected for a dwelling. The privacy of the dwelling would be good and the outdoor amenity space would be small but of good quality with an attractive rural aspect. Overall, despite some significant deficiencies, due to the particular circumstances resulting from the nature of the development, the proposal is likely to provide a low but satisfactory quality of residential environment for future occupiers.

The application is accompanied by a landscape plan. The measures proposed including the creation of boundary earth banks and the planting of hedging has the potential to provide proportionate biodiversity enhancements, taking into account the size of the area of land involved. Due to the location of the site within a wider area of agricultural/undeveloped land, it is recommended that external lighting is kept to a minimum and does not extend beyond the domestic boundary, this can be dealt with by condition.

The sites accesses onto a minor rural lane, classified as a Neighbourhood and Country Road as set out in the Traffic Engineering Guidelines for Guernsey. The change of use of the building to a residential dwelling is likely to have a limited effect on the intensity of use of the access and traffic generation and a corresponding negligible impact on road safety and traffic management on the wider road network. The proposed vehicle parking and bike store would be adequate to serve the proposed dwelling.

The proposal will result in alterations to ground levels but the excavations are set back from site boundaries and matters related to drainage will be assessed further under the Building Regulations. Reference is made to other applications related to bunkers but the characteristics of the sites are materially different and have no bearing on the determination of this current application.

A representation on behalf of La Société Guernesiaise raises concerns about the impact of the development on wildlife due to disruption during the construction phase, light pollution and the collision risk with windows. To address the comments raised on behalf of La Société Guernesiaise, it is recommended that a note is attached to the decision notice to make the applicant aware of the potential issues with disturbing animals which are protected under the Animal Welfare Ordinance 2012, and to recommend that any external lighting is kept to a minimum. With regards to other issues raised, the site is not within an Area of Biodiversity Importance and there is no planning policy basis to require any further measures to limit the impact of the development on biodiversity.

With regards to the comments in the representation about the potential for future developments along the lane, the opportunities for new housing Outside of the Centres are limited under current planning policy to the subdivision of existing dwellings or the conversion of structurally sound redundant buildings, as set out in Policy OC1. Any future application on this or other sites would be assessed on their merits against the relevant planning policies applicable at that time.

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.

Date: 09/11/2026