

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 detached 1.5 storey and single storey outbuilding/garage/ancillary living unit to west boundary (revised scheme).

LOCATION: Site at, Rue A Chiens, St. Sampson.

APPLICANT: Mr L Abbott

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: 23/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JM Design Limited: 1024-04 PD/01, 02A, 03A

Application Ref: FULL/2026/0727

Property Ref: B014930000

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 timber cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding material to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

6. The building hereby approved shall be used only for purposes ancillary and incidental to the principal dwelling at the site, and shall not be used for any other purpose at any time.

Reason - Creation of a separately occupied annex or an independent dwelling would require a separate grant of planning permission and involve different planning policy considerations.

Expiry Date: This permission will cease to have effect on 22/06/2029 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/2026/0727
Property Ref: B014930000
Valid date: 18/05/2026
Location: Site at Rue A Chiens St. Sampson Guernsey GY2 4AD
Proposal: Erect detached 1.5 storey and single storey outbuilding/garage/ancillary living unit to west boundary (revised scheme).

Applicant: Mr L Abbott

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. No timber cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding material to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

6. The building hereby approved shall be used only for purposes ancillary and incidental to the principal dwelling at the site, and shall not be used for any other purpose at any time.

Reason - Creation of a separately occupied annex or an independent dwelling would require a separate grant of planning permission and involve different planning policy considerations.

OFFICER'S REPORT

Brief Description of the site:

The application site is located to the south-west of Rue a Chiens. The north-western part of the site (forming the domestic curtilage) is currently under development, in accordance with the applications cited below. The land to the east of the curtilage currently comprises open grassland, with planting on the remainder of the site.

The site access is in the north-east corner, serving a track which runs along the north boundary to an area of hardstanding in the north-west corner. The track and hardstanding fall within the site ownership and, whilst historically the track has provided through access to La Garenne Nature Reserve to the north-west, this was at the discretion of the site owner and there is no evidence of a formal right of way across the site.

The site is bounded by open land to the south, west and north-west, by two residential properties to the north with La Garenne Industrial Estate beyond, and by a glasshouse site on the opposite side of the road to the east.

The site is located Outside of the Centres in the Island Development Plan. The site itself is not subject to any additional designations, however the land to the north-west (La Garenne Nature Reserve) is a designated Area of Biodiversity Importance.

Relevant History:

FULL/2018/1430 Permit to extend and convert two outbuildings to form dwelling and change of use of agricultural land to domestic use. Approved 17/10/2018

FULL/2020/2178 Demolish outbuildings, erect dwelling, alterations to vehicular access and wall and create pedestrian access to nature reserve. Approved 19/02/2021

FULL/2022/0437 Variations to plans previously approved to demolish outbuildings and erect dwelling - vary Condition 12 to omit hemp lime construction; relocate dwelling 5m north, increase floor area to east elevation, alterations to rooflights, fenestration and material changes to facade and flat roof. Approved 16/06/2022

FULL/2024/2102 Erect single storey extension to south (rear) and west (side) elevations and alterations to driveway. Approved 07/02/2025

FULL/2025/0815 Erect 1.5 storey detached garage/home studio to west boundary. Approved 23/06/2025, altered by minor amendment to garage with loft 16/09/2025

Existing Use(s):

Dwellinghouse – Residential Use Class 1

The permissions issued under FULL/2020/2178 & FULL/2022/0437 have been implemented to a point at which the building is now recognised as a dwellinghouse.

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

X
X
X
X

visual amenity acceptable
no material neighbour impact
traffic not affected

X
X
X

Policies considered most relevant:

GP8	Design
GP9	Sustainable Development
GP13	Householder Development
IP7	Private and communal car parking

Consultation response:

The Office for Environmental Health and Pollution Regulation commented on the previous application for an outbuilding in this location as follows:

I have reviewed the proposed plans for a garage to be erected at the land Cadastre reference B014930000 on the above-mentioned road which were received by email on 3rd June 2025. This piece of land has historically housed glasshouses which are known for causing contaminants to harbour in the soil they are housed upon. Whilst I am concerned that there is potential for heavy metals and pesticides to be present in the soil of this site, I note that the Office of Environmental Health and Pollution Regulation were not consulted on the previous two applications to erect a dwelling and a subsequent extension on this land. As such, I recommend the following condition:

Discovery Strategy

- If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Conclusion/Brief comment:

It has previously been accepted that the building at this site is a dwellinghouse and the principle of construction of ancillary outbuildings can therefore be supported under Plan policy.

Permission was previously granted to erect a 1.5 storey outbuilding adjacent to the west boundary of the domestic curtilage associated with the property, providing garaging and a garden store at ground floor and a home studio on the upper floor. This permission was later amended to a garage with loft above.

The current application comprises a revised scheme for the construction of an outbuilding, retaining the form of the approved outbuilding, albeit altering the finish of the building from timber to stone cladding and with some alteration to ground floor fenestration to the east elevation, and including a single storage timber clad extension to the south (cladding to later detail). The building would retain a single

garage space and would otherwise be used as an ancillary living unit, including living/dining space, kitchenette, study, bathroom and upper floor master suite.

In terms of physical form and appearance, the proposed outbuilding would remain appropriately sized, positioned and designed in relation to the main house and the proposed stone cladding would reflect the material of the main house. The final cladding for the single storey element is not specified, however this can be managed through planning condition. Whilst visible from the road to the east, the outbuilding would be set behind the existing built form and read amongst the buildings both at this site and the properties to the north-west. The proposals would have no adverse impact on the character of the area.

In terms of the proposed use of the building, there is no garaging associated with the existing substantial dwelling and the space provided would comprise the only on site garaging. The building would otherwise comprise a substantial structure, with potential to provide all of the accommodation required for independent living. It is however stated that the unit would be used for close relations of the occupants of the main dwelling, and it is well related to that dwelling, in terms of proximity, position on site and positioning of external doors. Following deferral, doors opening on to the land outside of curtilage, to the west of the building, have been amended to fixed panels and a new door has been introduced to the south, improving the relationship with the main dwelling. It is appreciated that additional windows in the east elevation would be unacceptably intrusive to facing windows in the main house, notwithstanding the ancillary nature of the accommodation. Vehicle access, garden and utilities would be shared, and reference is made to shared laundry facilities within the utility of the main house. Overall therefore the unit is considered to be demonstrably well-related and ancillary to the main house, and this can be further reinforced through planning condition.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9 and an EV charge point is retained within the garage.

The proposed revisions under this application would not alter the relationship with neighbouring property relative to the previously approved outbuilding, and neighbour amenity would remain acceptable.

Taking into account the distance to and relationship with the Area of Biodiversity Importance to the north-west, there would not be any adverse impact on the ABI.

The remainder of the development shown on the proposed plans, including the layout of the driveway, is as previously approved.

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.

Recommendation:

Grant with Conditions



Date: 17/06/2026

