

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 building to residential dwelling, change of use of agricultural land to domestic garden (1,300sqm) and associated works (revised scheme).

LOCATION: La Petite Vallette, Rue Des Longs Camps, St. Saviour.

APPLICANT: Mr L Roffey

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: 25/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Soup Architects - 517_100 (P02), 001(P03), 300 (P02), Isothane Product Information

Application Ref: FULL/2026/0778

Property Ref: E001280000

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. Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in

accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- A. as built drawings of the implemented scheme;
- B. photographs of the remediation works in progress;
- C. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

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

5. Notwithstanding the submitted landscaping details shown on drawing 517_100(P02) and prior to the commencement of any work in connection therewith a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) permeable hard surfacing within the domestic garden area including a written specification for its laying;
- ii) means by which the south and west boundaries will be fully defined/secured to avoid the overspill of domestic paraphernalia onto retained agricultural land;
- iii) updated tree and hedge planting including planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) a landscape management plan, including long term objectives and maintenance schedules for the re-wilding areas shown on the approved plans.

Reason - To help assimilate the development into its surroundings, in the interests of biodiversity having regard to the Strategy for Nature Supplementary Planning Guidance and to ensure that the extent of domestic garden is clearly defined.

6. The landscaping scheme and management plan, including the removal of tarmac as indicated on the approved plans, shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of 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 - To help assimilate the development into its surroundings, in the interests of biodiversity having regard to the Strategy for Nature Supplementary Planning Guidance and to ensure that the extent of domestic garden is clearly defined.

7. Prior to the commencement of any work in connection therewith details of the

height and external appearance of the timber bike store noted on the approved plans shall be submitted to and agreed in writing by the Authority. This cycle store shall be provided prior to the first occupation of the dwelling hereby approved.

Reason - To encourage the use of bicycles as an alternative to the car.

Expiry Date: This permission will cease to have effect on 24/08/2029 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 and birds may be roosting and/or nesting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Please find enclosed a copy of comments made by Building Control. Please ensure that these comments are properly considered in carrying out development.

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/2026/0778
Property Ref: E001280000
Valid date: 06/05/2026
Location: La Petite Vallette Rue Des Longs Camps St. Saviour
Guernsey GY7 9YW
Proposal: Convert building to residential dwelling, change of use of
agricultural land to domestic garden (1,300sqm) and
associated works (revised scheme).
Applicant: Mr L Roffey

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.

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(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

A. as built drawings of the implemented scheme;

B. photographs of the remediation works in progress;

C. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

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

5. Notwithstanding the submitted landscaping details shown on drawing 517_100(P02) and prior to the commencement of any work in connection therewith a landscaping scheme, to include those details specified below, shall be submitted to

and agreed in writing by the Authority:

- i) permeable hard surfacing within the domestic garden area including a written specification for its laying;
- ii) means by which the south and west boundaries will be fully defined/secured to avoid the overspill of domestic paraphernalia onto retained agricultural land;
- iii) updated tree and hedge planting including planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) a landscape management plan, including long term objectives and maintenance schedules for the re-wilding areas shown on the approved plans.

Reason - To help assimilate the development into its surroundings, in the interests of biodiversity having regard to the Strategy for Nature Supplementary Planning Guidance and to ensure that the extent of domestic garden is clearly defined.

6. The landscaping scheme and management plan, including the removal of tarmac as indicated on the approved plans, shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of 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 - To help assimilate the development into its surroundings, in the interests of biodiversity having regard to the Strategy for Nature Supplementary Planning Guidance and to ensure that the extent of domestic garden is clearly defined.

7. Prior to the commencement of any work in connection therewith details of the height and external appearance of the timber bike store noted on the approved plans shall be submitted to and agreed in writing by the Authority. This cycle store shall be provided prior to the first occupation of the dwelling hereby approved.

Reason - To encourage the use of bicycles as an alternative to the car.

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 and birds may be roosting and/or nesting and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Please find enclosed a copy of comments made by Building Control. Please ensure that these comments are properly considered in carrying out development.

OFFICER'S REPORT

Site Description:

La Petite Vallette, Rue Des Longs Camps is a detached one and a half storey cottage with two existing sheds and a greenhouse situated to the east of the dwelling.

The subject building is situated to the east of the site, where a separate agricultural access exists in the north boundary from Rue Des Longs Camps. The building has a pitched roof and primarily render exterior with small elements of timber cladding. The roof is formed using corrugated metal sheeting.

The site is located Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan. The northern part of the site is within the plateau landscape character (Annex V) whilst the southern part falls within the valley landscape character.

Relevant History:

FULL/2025/1672 - Convert building to residential dwelling, change of use of agricultural land to domestic garden (1,300sqm) and associated works – refused.

CURT/2020/1163 - Definition of Curtilage

1979 aerial photograph

This shows two spans of glass to the west of the agricultural access from Rue des Longs Camps and two to the east with a packing shed/associated building to the south of those eastern buildings. At that time there was no evidence of the building that is the subject of this application although the redundant pit, believed to be an oil catch pit, is visible. In this aerial photograph it is apparent that the location of the building that is the subject of this application is taken up by the eastern end of the northern span of glass on this site.

A review of the property file has highlighted that in July 1965 permission was sought to extend the existing glasshouse (50ft) "of which 15ft x 28ft will be used as boiler house".

Drawings for the boiler room were approved in October 1965 and show the lower part to be blockwork and all upper parts to be glazed based on the drawings submitted.

In December 1968 permission was granted for an oil tank and catchpit in the location of the proposed domestic store.

1990 aerial photograph

Only a small section of the northern glasshouse to the west of the agricultural access remained and it appears that the eastern end of this may have been clad (roof and walls), forming the building that is the subject of this application. The situation remained unchanged in 1996 where the roof cladding of the glass is more apparent. The last remnants of glass appear to have been removed between 2019 and 2022.

Existing Use(s):

01 dwellinghouse

28 agriculture

Brief Description of Development:

The application relates to the detached building situated to the east of the site, identified in the submission as a redundant vinery shed, with a redundant storage pit to the east. The proposal seeks the conversion of the building to a dwelling, with a modest extension to the west. The proposed accommodation comprises of an open plan kitchen, living and dining room and one double bedroom in the existing building and a store and shower room accommodated within the proposed extension which has been designed with a pitched roof and render exterior.

The storage pit is shown as retained but does not form part of the physical conversion works proposed.

In respect of the building's lawfulness, the Planning Consultant's letter (27 April 2026) explains that the current owner purchased the property in 2023 and cannot confirm whether planning permission was obtained for its construction in the 1980s.

It suggests that, given the building's prominent location beside a rural lane, the former Island Development Committee was likely aware of its construction and that any historic records may have been misfiled or lost.

A subsequent email from the agent confirms that retrospective permission is sought for historic alterations undertaken by a previous owner between 1979 and 1990. No planning records are available, although policies in force at the time generally supported glasshouse modernisation and consolidation. The alterations are understood to have included the replacement of part of the roof with a solid structure, timber cladding to the western gable, and infilling of an opening in the eastern gable following the removal of a boiler and chimney. These works enabled the building to function as a store or produce packing area and are argued to have arisen through administrative oversight rather than a deliberate breach of planning control.

The application is also supported by a Planning Consultant's letter (27 April 2026), which confirms that the former horticultural use has ceased, the glasshouses have been removed, and the building is no longer required for its original purpose. The letter describes the building as being of sound and substantial construction and notes that the proposed works are limited in extent, involving minimal alterations to openings, internal insulation upgrades and retention of the existing roof structure.

The supporting statement further notes that there are no nearby protected buildings, monuments or trees and that the proposal would not adversely affect the character, openness or agricultural function of the wider area. It states that the building's location and surrounding vegetation limit its agricultural potential and that there would be no unacceptable impact on neighbouring amenity.

The proposed extension would increase the floor area by less than 20% and is therefore modest in scale. The resulting one-bedroom dwelling would exceed minimum Building Regulations space standards and would be served by adequate parking and turning facilities. The proposal is also considered to support sustainable development objectives through the retention of the existing structure, thereby providing improvements to insulation and energy efficiency.

The submission includes an Addendum Structural Report (CBL Consulting, April 2026) following an original inspection in September 2025. The report confirms that some intrusive investigations have been undertaken and, while uninspected areas cannot be guaranteed defect-free, a comprehensive assessment of the structure has been completed.

The Addendum confirms that all exposed structural timber framing, including the roof structure, was inspected and found to be free from significant structural defects. This is supported by the calculations in Appendix 3 of the original report. The timber-framed external walls are also in reasonable condition, with only localised repairs required.

The report further confirms that the gable wall is not load-bearing and could be removed without affecting the roof structure, which is supported by the rafters and collar ties spanning between the front and rear walls. Any temporary bracing required would be straightforward. The conclusion is that the proposal would not involve the removal of a significant proportion of the existing structure.

The Addendum also states that works needed to bring the building up to current standards are not significantly different from improvements commonly required to many post-war dwellings in Guernsey, such as adding insulation and upgrading construction elements. These works are not considered significant or substantial.

The Addendum states that it should be read in conjunction with the original report along with revised plans and information provided by the Planning Consultant in this case. A copy of the original Structural Report has not accompanied the current application, and information cannot be transferred from one application to another.

Nonetheless, the original Structural Report was summarised in the previous application report and is reproduced below:

The inspection was non-intrusive so areas that are covered or inaccessible cannot be confirmed as being free from defect and noting that none of the woodwork has been inspected. The report also highlights that due to site topography the building is partially subterranean, and that:-

- *The western gable is free from significant cracking*
- *the gable timber cladding is in need of localised repair but the majority of the elevation will become an internal wall with the upper section of timber frame being taken down and rebuilt as blockwork*
- *the timber framed sections of the southern and northern elevations are to be replaced with blockwork infills*
- *eastern elevation is primarily blockwork and free from significant structural defect - The works to this elevation will result in this elevation being "stiffened".*
- *cracks to the east and north elevations – not considered structural defects*
- *trial hole excavation – strip footing is capable of sustaining the existing and proposed loads*
- *the roof is corrugated steel sheeting in reasonable condition with no visible signs of damage or displacement (some surface corrosion is noted)*
- *it would be "advantageous" to enhance the roof structure internally (internal ply sheathing layer to allow for an Isothane insulation form to be injected)*
- *the floor is a concrete ground-bearing slab – no signs of significant cracking or structural displacement.*

The report states that the "structure is capable of sustaining the dead and imposed loads without the need for significant improvement."

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

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

Representations:

La Societe Guerneslaise – La Societe remain concerned about the reclassification of agricultural land to domestic garden however, as the IDP currently permits the consideration of such applications, we seek to optimise ecological gains in such cases wherever possible.

The property is within an extensive agricultural area and although some biodiversity measures are proposed they are quite sparse and there would be further opportunities available to ensure there is a sufficient net ecological gain, as required under the Strategy for Nature.

Buildings of this type can be used by roosting bats and The Bailiwick Bat Survey has shown that there are bat populations in this part of the island so it is recommended that the existing building be inspected for current or recent use by bats by a suitably qualified person prior to any building works. This would reduce the risk of disturbance or destroying animals which are legally protected under the Animal Welfare Ordinance, 2012.

The environmental impact of light pollution on many types of wildlife is also highlighted particularly where existing sources of artificial light are sparse and consideration should be given to light pollution that may arise from the development in a rural setting with external lighting kept to a minimum (low intensity, directional, timers etc.)

Appropriate conditions/informative notes relating to roosting bats and nesting birds are recommended.

Consultations:

Office of Environmental Health and Pollution Regulation – commented on the previous application for this site.

Environmental Health have interrogated the States' Digimap system, including Guernsey Historic Maps, Historic Orthophotos and Cadastre Registry of Land, to assess the historic use of the site. It is clear from the historic records that both heated and cold glasshouses have historically been located at the site. I am therefore concerned that there is the potential for the land to be contaminated from metals, hydrocarbons and pesticides. Other sources of contamination could also be present. Due to these concerns, I recommend that a full land contamination land condition is imposed.

Summary of Issues:

The key issues in this case relate to the principle of the proposed development, taking into account whether the existing structures are lawful, whether the buildings are of sound and substantial construction capable of conversion without substantial alteration or rebuilding, the proposed extensions (main building and store), the change of use of agricultural land to domestic garden and the living environment of future occupiers.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Preliminary matters

A glasshouse and boiler house were approved in the mid-1960s, however there is no record of permission having been granted for the later alterations that replaced part of the glazed structure with timber-clad walls and a new roof. Consequently, the building in its current form is unauthorised.

Aerial photography confirms that these alterations were undertaken by 1990 and are therefore immune from enforcement action. This application seeks to regularise those historic works as part of the proposed redevelopment. The alterations are minor in nature, respect the existing structure, and do not adversely affect the character of the area or neighbouring amenity. They are therefore considered acceptable and are regularised through the grant of planning permission.

Policy context

The IDP's spatial strategy directs new housing to the Main and Local Centres and generally resists residential development Outside the Centres. However, Policy GP16(A) provides an exception for the conversion of redundant, structurally sound

buildings to residential use, subject to compliance with the requirements of Policies GP16(A) and OC1. Policy OC5(A) makes provision for development not related to a farmstead/existing agricultural holding where all other relevant policies are satisfied.

GP16(A): Conversion of Redundant Buildings

The application states that the site is former horticultural land, the glasshouses have been removed, and the building is now redundant and no longer required for its original purpose. The proposal therefore satisfies criteria (a) redundancy and (b) residential use of Policy GP16(A). Criterion (d) is not relevant as there are no protected buildings nearby, and the building is not considered to be one of particular character for the purposes of criterion (e).

In respect of criterion (c), the application is supported by an Addendum Structural Report confirming that the building has been inspected and is capable of conversion to residential use. The report confirms that the existing roof structure can be retained and explains how the gable walls could be rebuilt without compromising structural integrity. While the building requires upgrading, including insulation, damp-proofing, services and internal alterations, these works are typical of a building conversion and are largely neutral from a planning perspective. Building Control has advised that the building is potentially capable of residential conversion, subject to further details being provided at Building Regulations stage.

The proposed structural works, including alterations to the gables and replacement of windows and doors, are not considered substantial. Accordingly, the building is of sound and substantial construction and criterion (c) of Policy GP16(A) is met.

The existing building has an internal floor area of approximately 32m² and therefore exceeds the minimum 30m² required to provide adequate residential accommodation in accordance with the Guernsey Technical Standards. Policy GP16(A)(g) requires any extension to be modest. The proposed extension would increase the floor area by approximately 19%, which is considered modest in relation to the existing building. Furthermore, the existing building is capable of accommodating a dwelling without the extension, meaning the extension would not form a significant part of the proposed unit and would not result in the creation of a new building. The proposal therefore complies with criterion (g) of Policy GP16(A).

Design and local character

The external alterations and modest extension are of an appropriate design that respects the character of the locality in accordance with Policy GP8. The proposal would not result in the unnecessary loss of undeveloped land or harm the openness and landscape character of the area and therefore complies with Policy GP1 and criterion (f) of Policy GP16(A).

Residential amenity

There are no nearby properties that would be adversely affected by overlooking or overshadowing and the proposal therefore complies with criterion (h) of Policy GP16(A) and Policy GP8.

The proposed dwelling would provide an acceptable standard of residential amenity, with adequate daylight, outlook, privacy and outdoor space. The single-storey layout would deliver accessible and adaptable accommodation. The proposal therefore complies with Policy GP8.

Sustainable Design

The proposal incorporates sustainable design measures, including permeable paving and the removal of an area of tarmac, and is stated to comply with Policy GP9. The existing oil catch pit and sections of former greenhouse walls would be retained.

Highway Safety, Parking/Cycle parking

The proposal utilises an existing access onto a lightly trafficked lane and would not adversely affect highway safety. Adequate on-site parking and turning are provided in accordance with Policy IP7, while a cycle store is shown on the plans to address the requirements of Policy IP6.

Change of use of agricultural land to domestic garden

The IDP recognises the importance of protecting agricultural land while allowing appropriate development where justified and Policy GP15 permits the creation of domestic curtilage where relevant criteria are met.

The land indicated to form the curtilage of this property well related to that building with some boundaries clearly defined, such as the northern, roadside boundary. The scheme does not require any established boundary features to be removed nor is the land within an Area of Biodiversity Importance. The change of use of land as proposed will not have a detrimental impact on neighbour amenity.

Given the extent of tree cover on the site, returning the land to agricultural use would likely require significant vegetation clearance, resulting in environmental harm and the provision of a smaller curtilage could leave fragmented areas of agricultural land that would be difficult to utilise productively and so overall the scheme complies with Policy GP15.

In accordance with the States' Strategy for Nature (2020), the application includes biodiversity enhancements associated with the change of use of agricultural land to domestic curtilage. These include areas of rewilding, bird boxes and feeding stations, native hedgerow and tree planting, composting facilities, wildflower areas, and the retention of habitat features such as tree stumps and log piles. The submission also

provides information about lawn maintenance but this is treated differently to the areas of re-wilding (described as lawn to be left to re-wild) although there is no information about how these areas will be managed. It is also noted that one of the new bird boxes would be installed in a new tree which may not be achievable until the tree has matured and so may not be secured as part of this current biodiversity scheme.

Overall, the biodiversity measures are considered satisfactory, subject to a condition relating to implementation of the landscaping proposals and management for the re-wilded areas which make up a significant part of the site. It is also noted that gaps remain onto the agricultural land to the west and between the trees to the south (CURT/2020/1163) and the Planning Service will need to ensure that the extent of curtilage is clearly defined in order to avoid the overspill of domestic activity onto that adjoining land but this matter could be managed by condition and could be addressed by additional planting/access gate etc.

Conclusions

In view of the above it is recommended permission is granted for the proposed development:

- contaminated land
- notwithstanding the submitted details a landscaping plan to show complete west and south site boundaries, management plan for the re-wilding areas and implementation of agreed details proposed and shown
- Details and provision of cycle parking
- Details and provision of permeable paving and removal of areas of tarmac as indicated

An informative note relating to wildlife is also recommended.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant; however, having regard to the Guernsey Court of Appeal judgement in *The Island Development Committee v Portholme* [2002] (Civil 320) these have been given limited further consideration in this case.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 24/08/2026