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 single storey ancillary domestic outbuilding.

LOCATION: Keithley Vinery, Rue Sauvage, St. Sampson.

APPLICANT: Mr B Blondel

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: 06/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/05/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Mark Frampton & Company: 2026/636/17F

Application Ref: FULL/2026/0783

Property Ref: B01780B000

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.

Expiry Date: This permission will cease to have effect on 05/11/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the proposed (garage) to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.

Permission is not granted for the formation of earthbanks on the retained agricultural land which represents development requiring planning permission. This breach of planning control should be addressed through the submission of a formal application within eight weeks of the date of this decision. If a formal application is not received within that timeframe the matter will be referred to Planning Enforcement.

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/2026/0783
Property Ref:	B01780B000
Valid date:	26/05/2026
Location:	Keithley Vinery Rue Sauvage St. Sampson Guernsey GY2 4WN
Proposal:	Erect single storey ancillary domestic outbuilding.
Applicant:	Mr B Blondel

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

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Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed (garage) to be used only for purposes incidental to the enjoyment of the dwelling house, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance.
Permission is not granted for the formation of earthbanks on the retained agricultural land which represents development requiring planning permission. This breach of planning control should be addressed through the submission of a formal application within eight weeks of the date of this decision. If a formal application is not received within that timeframe the matter will be referred to Planning Enforcement.

OFFICER'S REPORT

Site Description:

The site is currently undergoing development following the grant of planning permission to demolish the former horticultural buildings and erect three dwellings on the site, adjacent to the southern access road. The development is situated to the rear of residential development fronting Rue Sauvage.

Two of the dwellings are currently under construction following the grant of permission for extensions (see below). The third plot is currently undeveloped and is understood to be on the market.

The site is located Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2024/0731 - Demolish existing buildings, change of use of agricultural land to domestic garden, erect 3 dwellings with associated works and alterations to vehicle access and field access – granted

FULL/2024/1686 - Variation to previously approved plans to Demolish existing buildings, change of use of agricultural land to domestic garden, erect 3 dwellings with associated works and alterations to vehicle access and field access - reposition dwellings, regularise footprint, alter roof form, external materials and hardstanding for all 3 units – granted

FULL/2025/1434 – Raise and alter roof form to create first floor accommodation, erect single-storey extension to north/rear elevation and alterations to fenestration (part retrospective) to unit B – granted

FULL/2025/1460 - Raise and alter roof form to create first floor accommodation, erect single storey extension to north (rear) elevation and alterations to fenestration (part retrospective) to unit A – granted

Les Martins
FULL/2026/0881 – Change of use of agricultural land to domestic garden (675sqm) and associated works – granted

Existing Use(s):

01 dwellinghouse
28 agriculture (surrounding land)

Brief Description of Development:

As originally submitted the application sought permission for the change of use of agricultural land to domestic garden for the middle plot only and was considered as partially retrospective as the earthbanks proposed to enclose and define the proposed extended garden area have already been formed. The application was deferred due to concerns relating to the Strategy for Nature/biodiversity proposals for the extended curtilage. The agent has subsequently omitted the change of use of land from the scheme and so the application, as amended, relates only to the erection of a detached ancillary domestic outbuilding (described as a garage), repositioned to sit within the originally approved garden area.

The detached, single-storey outbuilding is proposed to have a pitched roof and render exterior to be situated adjacent to the east site boundary. The submission sets out that the garage would seek to address condition 8 of the original redevelopment proposal in that cycle storage would be provided within that building.

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

GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development
GP13: Householder Development
IP6: Transport infrastructure and support facilities
IP7: Private and Communal Car Parking

Representations:

Four letters of representation (including two from one household) have been submitted raising the following points:

History

- There has been a growing list of applications for developments on this site since 2018
- Have previously raised concerns about the applications to extend/alter the previously approved dwellings (FULL/2025/1460 and FULL/2025/1434)
- Changing the plans little by little is surely unacceptable – this is development by stealth, from small dwellings to large houses and now adding, little by little extra buildings and extensive gardens

Change of use and building objections

- Object to the proposals – a request for more buildings and the change of use of land is unacceptable
- The land should be returned to land for growing crops or feeding animals now the glasshouses have been cleared
- The rezoning is huge and unnecessarily large – a plot for two houses, let alone just a garden
- The submission does not include an up to date planting scheme – surely this must form part of the application to ensure that it meets the Strategy for Nature SPG.

Other matters

- Soon the site will become a small estate – concerns exist that the whole site will eventually be developed into numerous, high, two-storey dwellings out of keeping with the existing low roofed bungalows
- Concerns exist regarding the loss of privacy from additional new two-storey properties and the overbearing impact of additional properties
- If this application is granted it will be impossible not to grant permission for the same development for the other dwellings and for all future homes – it is expected that the enlargement of the dwelling for Unit C will follow and the continued creep onto the agricultural land
- Although we need more homes in the island but these are not starter homes as first requested but are now becoming large properties out of reach for families

La Societe Guernesiaise – remains concerned over the reclassification of agricultural land to domestic curtilage. However, as the Island Development Plan currently permits the consideration of such applications, we seek to optimize ecological gains in such cases wherever possible.

Due to various commitments over recent weeks, we were unable to view this application during the 21 days and therefore cannot determine if any biodiversity

measures were included or if they were adequate in relation to the scale of proposed curtilage extension.

Consultations:

Agriculture, Countryside and Land Management Services - note that this site has recently been granted planning permission under FULL/2024/0731, the permission for which included a requirement for enhancements to biodiversity which are to be achieved through the delivery of a landscaping scheme (condition 10).

The approved site plan included the delivery of biodiversity enhancements on the areas of retained agricultural land which are now the subject of this application.

As such, we recommend that the baseline for this subsequent application to achieve an enhancement in biodiversity considers the scheme of the previous application as a baseline, and any biodiversity enhancement must first demonstrate that the landscaping proposed to be lost within this application can be mitigated, for with enhancements delivered above that baseline. This should include the areas of the additional hardstanding and garage proposed within the currently approved domestic curtilage and the additional 'lawn' extending over an area which is to be converted to a meadow.

We note that the site is not within an Agricultural Priority Area. However, the requested area of change of use is not inconsiderable (800sqm) and, due to the location of the proposed extension of domestic curtilage, it would render the agricultural land to the north and west less valuable than one continuous block of grassland and may be more difficult to manage. This may also include difficulties in managing the area as a meadow, a requirement of condition 10 of FULL/2024/0731.

Summary of Issues:

The issues in this case relate to the principle of the change of use of land, the impact of the proposed building on the open character of the area and whether the scheme satisfactorily addresses the Strategy for Nature SPG.

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.

The omission of the change of use of agricultural land to domestic garden from this application does, to a degree, mean that the concerns raised through the public consultation process are not directly relevant to the current scheme, as revised.

The scheme proposes to erect a detached, single-storey ancillary domestic outbuilding, shown on the application drawings to be used as a garage. It may, however, be used for any other purpose which is incidental to the enjoyment of the dwelling. This may include but is not limited to use as a games room, craft room, storage etc.

The proposed building represents a good standard of design and will not result in unacceptable harm to the amenities of occupiers of the adjoining dwellings in the development. It is situated away from other properties in the locality and so will not result in harm to the amenities of any existing dwellings in the wider area. The scheme will provide an element of additional off-road parking but this remains satisfactory when considering Policy IP7 of the Island Development Plan.

Comments raised regarding the approved development are noted but cannot influence the assessment and determination of the current scheme. The construction and extension of dwellings on this site have been the subject of full assessment through previous applications, details of which are publicly available to view online.

In view of the above it is recommended permission is granted. The matter regarding the unauthorised works on agricultural land will be referred to/monitored by the Planning Service Enforcement section.

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. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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: 03/11/2026