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 domestic outbuilding to a dwelling and associated works.

LOCATION: Maison Couture, La Route Des Coutures, St. Martin.

APPLICANT: Mr M Whittet

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: 02/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 5703-02 B1A & B2C, B3 & Sustainability Report

Application Ref: FULL/2026/0991

Property Ref: J012110000

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. a) The landscaping scheme shown on the approved plans, including the construction of the earthbank, shall be fully completed 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;

b) The earthbank shall be built in accordance with the 'construction' details set out in the Conservation Advice Note 3 (Earthbanks in Guernsey); and

c) 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 and in the interests of residential amenity.

5.Prior to the commencement of any work in connection therewith details of secure and covered cycle parking shall be submitted to and agreed in writing by the Authority. The dwelling hereby approved shall not be occupied until the agreed scheme has been fully implemented.

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

6. Prior to the commencement of any work in connection therewith details of the height, appearance/design of the field gate noted on the approved plans shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and the gate shall be installed prior to the first occupation of the dwelling hereby approved unless otherwise agreed in writing by the Authority.

Reason - The information provided with the application does not include full details of the proposed gate which is required to clearly define the extent of domestic

garden for the dwelling hereby approved and to avoid the overspill of domestic activity and paraphernalia onto the adjoining agricultural land.

7. The development hereby permitted shall be constructed in accordance with the notes and details set out on the application drawings and GP9 Statement including the solar panels as shown. There shall be no occupation of the approved dwelling until the solar panels to serve it have been installed and made operational.

Reason - In the interests of sustainable development.

8. The permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details.

Reason - In the interests of sustainable development.

Expiry Date: This permission will cease to have effect on 01/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0991
Property Ref:	J012110000
Valid date:	02/07/2026
Location:	Maison Couture La Route Des Coutures St. Martin Guernsey GY4 6HJ
Proposal:	Convert domestic outbuilding to a dwelling and associated works.
Applicant:	Mr M Whittet

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. a) The landscaping scheme shown on the approved plans, including the construction of the earthbank, shall be fully completed 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;

b) The earthbank shall be built in accordance with the 'construction' details set out in the Conservation Advice Note 3 (Earthbanks in Guernsey); and

c) 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 and in the interests of residential amenity.

5. Prior to the commencement of any work in connection therewith details of secure and covered cycle parking shall be submitted to and agreed in writing by the Authority. The dwelling hereby approved shall not be occupied until the agreed scheme has been fully implemented.

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

6. Prior to the commencement of any work in connection therewith details of the height, appearance/design of the field gate noted on the approved plans shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and the gate shall be installed prior to the first occupation of the dwelling hereby approved unless otherwise agreed in writing by the Authority.

Reason - The information provided with the application does not include full details of the proposed gate which is required to clearly define the extent of domestic garden for the dwelling hereby approved and to avoid the overspill of domestic activity and paraphernalia onto the adjoining agricultural land.

7. The development hereby permitted shall be constructed in accordance with the notes and details set out on the application drawings and GP9 Statement including the solar panels as shown. There shall be no occupation of the approved dwelling until the solar panels to serve it have been installed and made operational.

Reason - In the interests of sustainable development.

8. The permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details.

Reason - In the interests of sustainable development.

INFORMATIVES

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 Maison Couture, La Route Des Coutures is a large detached hipped roof dwelling with render exterior and pantile roof. The property includes accommodation in the roofspace. The property is set in large grounds and a detached building is situated adjacent to the north site boundary. The building was constructed between 1938 and 1963.

The site is located in a Local Centre and is within an area of Important Open Land as designated in the Island Development Plan.

Relevant History:

PREA/2018/1441 - Convert outbuilding into habitable accommodation

Curtilage confirmed by the Planning Service 21/06/2011 and includes the application building.

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application relates to the change of use of the outbuilding at La Maison Couture to a dwellinghouse. The accommodation would comprise an open plan kitchen, living and dining room with store, a shower room, double bedroom and a single bedroom. New windows and doors are proposed. An infilled door is shown to be opened up to form a third window opening in the west elevation and new windows are proposed to the south elevation. Following the receipt of revised plans the internal ceiling has

been adjusted so that the existing, high level, fenestration can provide some additional light to the accommodation.

The application has been accompanied by a covering letter that sets out that the scheme will comply with Policy GP9. As initially submitted, the plans did not clearly show the vehicular access or parking arrangements for the dwelling nor how the curtilage of the proposed dwelling will be defined, however this was amended following deferral.

A structural report has been provided that sets out that the inspection is non-intrusive and under best practice visual inspection. The south elevation is obscured by vegetation. The building is noted as having a low masonry wall, four courses high, rendered on both sides along with brick piers internal along the length of the building. The roof is self-supporting with heavy duty corrugated sheets although some minor cracking of the roof is apparent but is concluded to be in a reasonable condition.

To the east elevation cracking and spalling is noted but is confirmed as being able to be repaired with careful Helifix stitching and rebedding but with some minor masonry unit replacement. The door and lintel are proposed to be replaced to this elevation. To the west elevation the infilled door is noted as is a horizontal crack to the left of the head of the door which can be repaired, localised re-pointing and jointing will be required in connection with repair work. The windows are described as end of life but the masonry shows signs of only minor cracking which can be repaired. In terms of the foundations an inspection revealed minimal concrete at a very shallow depth. Internally the east and north walls are single skin masonry with damp and salt efflorescence evident, there is cracking evident on the floor but the extent of this could not be established but nonetheless the floor is confirmed as being repaired. Ultimately, the building is concluded to have survived multiple storms and it is suggested that the building should be considered to be of sound and substantial construction capable of conversion without extensive alteration or rebuilding.

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

LC1: Important Open Land in Local Centres
LC2: Housing in Local Centres
GP8: Design
GP9: Sustainable Development
IP6: Transport infrastructure and support facilities
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Representations:

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.

We note that the application states that the building is within existing domestic curtilage but the press listing includes a proposed extension of 598sqm. If there is a proposed curtilage extension, we would highlight that there does not appear to be any specific measures to ensure there is a net ecological gain, as required under the Strategy for Nature.

Further, the site is within an area of Important Open Land and there are mature trees in very close proximity to the existing building. As a result, we are concerned over potential impacts on both the land designation and the associated specimen trees.

Consultations:

Building Control – comments appended to this decision.

Summary of Issues:

The key issues in this case relate to the principle of the proposed conversion having regard to the siting of the building on Important Open Land, the potential impact on neighbour amenities and the amenities, health and well-being 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.

The comments provided by La Societe Guernesiaise are noted. As originally described and advertised by the Planning Service it is noted that the development referred to the change of use of agricultural land to domestic garden however, a review of the property history indicates that the land that is shown shaded red on the submitted block plan as the curtilage for the proposed dwelling falls within the garden area of La Maison Couture. The description of development has therefore been amended accordingly and it is noted that the scheme will not require biodiversity enhancements to satisfy the Strategy for Nature Supplementary Planning Guidance.

The site forms part of an area of Important Open Land (IOL) within the St Martins Local Centre where Policy LC1 sets out that within IOL development will only be supported where it relates to the rebuilding, extension or alteration of existing

buildings/structures. The pre-facing text further expands on this point to include conversion of existing buildings. In this case the scheme proposes alterations to an existing building/structure in connection with its conversion to a dwellinghouse. This provides a gateway for the proposed development.

Policy LC2 of the IDP sets out that proposals for housing development will be supported provided:

a) The proposal is of a scale appropriate for the Local Centre concerned without harm to the vitality and viability of a Main Centre – as this proposal relates to the formation of a single unit of residential accommodation this policy criteria is met as the works will not undermine any Main Centre.
b) Where able, a mix of dwelling types etc. are provided – as a single unit of accommodation it is not possible to provide a mix of dwellings on this site but the wording of the policy is such that the single dwelling proposed would remain compliant.
c) Within Important Open Land new housing is achieved through subdivision of an existing dwelling or conversion of existing buildings – the application proposes the conversion of an existing building in accordance with this policy.

Policy GP16(A): Conversion of Redundant Buildings is not applicable because, as set out in paragraph 19.17.5 the conversion of redundant buildings located within a Local Centre will not be assessed against this policy.

Nonetheless, it is reasonable to assess whether the building is of sound and substantial construction capable of conversion without rebuilding to address criteria c. of Policy LC2. It is acknowledged that the structural assessment was limited to a non-intrusive visual inspection, with parts of the building not fully accessible and only limited investigation of the foundations and floor slab undertaken. The submitted structural report identifies a number of localised defects, including cracking, spalling, dampness and deterioration of certain building elements. However, the report confirms that these defects are capable of repair through conventional remedial measures and concludes that the building remains of sound and substantial construction, capable of conversion without extensive alteration or rebuilding. The report therefore supports the view that the existing building can be retained and repaired rather than requiring reconstruction and so criteria. c. of Policy LC2 is met.

Policy GP8 supports development that achieves good design that respects the local character but demonstrates an effective and efficient use of land and uses soft and hard landscape where appropriate to help mitigate and/or assimilate a scheme within its setting. The policy recognises the importance of development of a residential nature to allow for flexibility and adaption to suit needs whilst also assuring that proposals have addressed the health and well-being of the future occupiers and neighbours.

The application seeks to retain and use an existing structure with limited external works comprising replacement and new windows and doors and the opening up of

an infilled opening to the west elevation and these works achieve a good standard of design. The scheme, reusing an existing building, respects the local character and will not result in harm to the open landscape of the IOL. To reuse an existing building, albeit single-storey, also represents efficient and effective use of land. In terms of neighbour amenity the building is situated a significant distance from any existing residential neighbours, including that within the site boundaries. The development will not result in overshadowing or loss of privacy to the occupiers of any surrounding dwellings.

As originally submitted the scheme did not include details relating to hard and soft landscaping (other than reference to a laurel hedge to the south elevation of the building on drawing 5703-02 B2) but following deferral the boundary with La Maison Couture is shown to be marked by a hedge which can be managed by planning condition. The existing site is heavily treed but none are covered by a Tree Protection Order so the site can be cleared and managed either as the garden of the existing property or for the garden of the proposed dwelling. The revised plans do show areas where existing landscaping is to be removed in connection with the proposed development.

In terms of the amenities of future occupiers fenestration is proposed to the east and west elevations providing good levels of sunlight and daylight. Some further light will be provided to the space via the two windows exist in the south elevation. Being on a single level the accommodation is accessible and the internal layout could be altered/adapted to respond to the changing needs of occupiers. Furthermore, the building could be extended (subject to relevant permissions) offering greater flexibility for future occupiers. The scheme therefore complies with Policy GP8.

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. Revised plans also show the inclusion of solar panels to the south roofslope of the existing building although they would likely, currently, be shadowed by trees etc. but as noted elsewhere in this report the clearance of trees etc. on this land would not require permission to enable their efficient/effective use.

Access to the property is via an existing long, but relatively narrow grass track. Revised drawings have confirmed that the track will be upgraded to gravel with associated removal of landscaping to provide a clear route. Whether the access is suitable for use by emergency vehicles is a matter that cannot prevent the grant of planning permission but will need to be considered further by the developer as to whether a sprinkler system may be required in this case. In planning terms however, the access would provide a suitable and sustainable access route for occupiers when considering Policies GP8 and GP9 of the IDP.

The use of the track for vehicle movements associated with a single dwelling will not generate unacceptable highway safety or traffic management concerns. With the revised details shown regarding hardstanding it is clear that this is sufficient to offer parking/turning for vehicles associated with the property. The scheme also does not

make provision for secure and covered cycle parking but given the curtilage proposed there would be scope to provide this without undermining access to open space for this property or the character of the open landscape concerned. This can be managed by condition.

It is noted that a field gate is proposed to the agricultural land beyond the application site and application of conditions relating to details and its implementation would be reasonable so as to avoid the overspill of domestic activity/paraphernalia onto that land.

In view of the above it is recommended permission is granted subject to conditions relating to:

- Implementation of boundary earthbank and other landscaping
- Details and provision of cycle parking
- Permeable paving and solar panels
- Details and installation of the field gate

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: 25/09/2026