

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: Demolish existing building and erect new dwelling and associated works. Installation of air source heat pump.

LOCATION: The Barn, Primula, Rue du Gele, Castel.

APPLICANT: Mr & Mrs P Sherbourne

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: 21/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/06/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JGA: 2521-1 02.01, 02A, 03A.
Duquemin & Ozanne CI: DO-5272025 001 V1 & Page 6 and 7 of the Planning and Design Statement.

Application Ref: FULL/2026/1043

Property Ref: D004780000

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 cladding shall be brought to the site until such time as details of the type, texture and colour of the cladding materials 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. The stone to be used on the exterior faces of the roadside and south boundary walls shall match as closely as possible the type, colour, texture, method of bonding and pointing of the stone in the existing walls.

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

6. No landscaping shall be undertaken until a landscaping scheme, setting out full details of tree and hedge planting, including planting schedules, noting the species, sizes, numbers and densities of plants, has been submitted to and agreed in writing by the Authority.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and in accordance with the Strategy for Nature.

7. The landscaping scheme 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 make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and in accordance with the Strategy for Nature.

8. Prior to installation, full details of the solar panels shown on the approved drawings shall be submitted to and approved by the Authority. No part of the building or development hereby permitted shall be used or occupied until the approved panels and air source heat pump have been installed and made operational, and all other sustainable design features set out in the JGA Planning and Design Statement 2521/PDS/V1.0 have been implemented.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

9. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

10. No part of the building or development hereby permitted shall be used or occupied until the agreed scheme for cycle storage has been fully implemented. The provision for cycles shall be retained at all times.

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

11. The first floor glazing in the east elevation shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and no part of the building or development hereby permitted shall be used or occupied until that obscure glass has been installed. The obscure glazing shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

12. The rooflights hereby approved to the north and south roofslopes shall have a minimum cill height of 1.7m above finished first floor level.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

13.Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones.? Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 20/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

There may be a risk of land contamination at this site. If, during development, contamination not previously identified is found to be present at the site it is recommended that the Office for Environmental Health and Pollution Regulation be contacted for advice.

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/2026/1043
Property Ref: D004780000
Valid date: 29/06/2026
Location: The Barn Primula Rue du Gele Castel Guernsey GY5 7LW
Proposal: Demolish existing building and erect new dwelling and associated works. Installation of air source heat pump.

Applicant: Mr & Mrs P Sherbourne

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.

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

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Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and in accordance with the Strategy for Nature.

7. The landscaping scheme 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.

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Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

9. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of

the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

10. No part of the building or development hereby permitted shall be used or occupied until the agreed scheme for cycle storage has been fully implemented. The provision for cycles shall be retained at all times.

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

11. The first floor glazing in the east elevation shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and no part of the building or development hereby permitted shall be used or occupied until that obscure glass has been installed. The obscure glazing shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

12. The rooflights hereby approved to the north and south roofslopes shall have a minimum cill height of 1.7m above finished first floor level.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

13. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

INFORMATIVES

There may be a risk of land contamination at this site. If, during development, contamination not previously identified is found to be present at the site it is recommended that the Office for Environmental Health and Pollution Regulation be contacted for advice.

OFFICER'S REPORT

Site Description:

The application site comprises an existing dwellinghouse (Primula) and associated domestic curtilage, including ancillary structures, and a strip of agricultural land running along the south boundary, with a 1.5 storey stone building located at the eastern end.

The site is bounded by the Rue du Gele to the east, with residential properties located to the west, south and across the road to the east. The site is accessed from a shared driveway running along the north boundary, which also provides access to the dwellings to the west. To the north of the driveway is open land.

The site is situated Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2025/1564 Convert building/barn to dwelling, demolish section of conservatory, erect walls and remove section of roadside wall to east to create pedestrian access. Change of use of agricultural land to domestic garden (161sqm).
Approved 03/12/2025

Existing Use(s):

Residential Use Class 1
Agricultural Use Class 28

Brief Description of Development:

Permission is sought to demolish the existing barn and to construct a one bed dwelling in the same location on the site.

In addition it is proposed to install an air source heat pump towards the west of the site, adjacent to the south boundary, and to construct a wall along the north boundary.

The submitted plans initially referenced the installation of a shed under the Land Planning and Development (Exemptions) Ordinance, however, following deferral, this has been removed, together with other minor points of clarification on the submitted plans.

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

S1	Spatial Policy
S4	Outside of the Centres
OC1	Housing Outside of the Centres
GP8	Design
GP9	Sustainable Development
GP16(A)	Conversion of redundant buildings
GP16(B)	Conversion of redundant buildings – Demolition and Redevelopment
IP6	Transport Infrastructure and Support Facilities
IP7	Private and communal car parking
IP9	Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance:
Parking Standards and Traffic Impact Assessment
Strategy for Nature

Representations:

None received.

Consultations:

In respect of the previous application at this site *The Office for Environmental Health and Pollution Regulation* commented as follows:

I note that the land parcel is relatively small and now lies within a residential setting, surrounded by domestic properties. However, I have concerns regarding the potential presence of land contamination due to the historic siting of glasshouses on the site and surrounding land parcels.

It is not known whether any land contamination assessments have previously been undertaken in relation to this or adjacent sites. While the risk is uncertain, the historical agricultural use raises the potential for contamination from sources such as heavy metals, hydrocarbons, and pesticides, among others.

Given the limited size of the site and the context of surrounding land having already been converted to residential use, it is considered that recommending a full land contamination condition would be disproportionate in this case.

Nevertheless, I recommend that the applicant is made aware of the potential for contamination associated with the site's historical use. If any evidence of contamination is encountered during any future landscaping or groundworks, I advise that appropriate investigation and, if necessary, remediation should be undertaken.

In respect of the current application, *The Office for Environmental Health and Pollution Regulation* comment as follows:

I have reviewed the proposed plans for the replacement dwelling which includes the installation of an air source heat pump at the site. There is an issue of concern regarding the potential for noise nuisance that I must raise.

I have carried out an approximate acoustic calculation based on the specifications provided for the Grant AERONA R290 air source heat pump. The results indicate that the unit is likely to operate below the existing background noise level at the nearest noise sensitive receptor. In order to protect the amenity of those living close to the site, I would recommend that the following condition is attached to any consent granted for this application:

- Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Summary of Issues:

Impacts on the character of the area;
Impacts on neighbour amenity;
Parking and cycle, landscaping and sustainability provisions.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Policy OC1 (Housing Outside of the Centres) indicates that new dwellings will only be supported where the proposal is achieved through the subdivision of an existing

dwelling or the conversion of a redundant building, in accordance with Policies GP16(A) and GP16(B) (Conversion of Redundant Buildings).

In this case, permission has been granted for the conversion of the building which forms the subject of this application under Policy GP16(A), and permission is now sought for the demolition of that building and the construction of a new dwelling under Policy GP16(B).

Policy GP16(B) states that the demolition and redevelopment of a building that is able to accord with the requirements of the conversion of redundant buildings policy may be acceptable without the need to implement the permission for conversion by physically carrying out the development, provided that:

a. the conversion scheme has first been granted planning permission;

The conversion of this building was approved 03/12/25, under reference FULL/2025/1564.

b. the redeveloped scheme is of broadly the same floor space and volume as the approved conversion scheme and, in the case of development for residential purposes, the number of units approved in the conversion scheme is not exceeded;

The proposal remains for a single one bed dwellinghouse and is of comparable floor space and volume to the existing building.

c. where the existing building makes a particular positive contribution to the character of an area the replacement building would make an equal or enhanced contribution to the character of that area;

The building is not of notable historical significance; however it is a vernacular building which is prominent in views from Rue du Gele. Whilst the building has been subject to some deterioration and alteration, by virtue of the form and materials of the building and the relationship with the roadside wall, it does make a positive contribution to the character of this area. This contribution is not however considered to achieve the “particular” positive contribution referenced in this criterion, and further consideration against this criterion would not be required.

The requirements of Policy GP8 (Design) however go further than this criterion, and require a development to achieve a good standard of design which makes an efficient and effective use of land and respects the character of the local built environment, whilst providing soft and hard landscaping where this reinforces local character and mitigates the impacts of the development.

In this case, the proposed replacement building would be of appropriate form, comparable to that of the existing building. The proposal would retain the use of granite on the lower part of the roadside gable and the south boundary wall, replicating the existing situation. The type of stone and method of laying can be

controlled through planning condition. The brickwork upper section of the gable would be replaced with vertical timber boarding, which would maintain the aesthetic of the building. Details and a sample of the proposed boarding should however be required by condition. The materials proposed to the other elevations are appropriate, however are not visible from a public place and therefore detailed control of finish is not required. Following deferral minor amendments have been made to the alignment of the roadside wall heads and the design on the infill section on the ground floor aperture to enhance the design.

Additional planting is not required to mitigate the impacts of the development in terms of the character of the area, and is assessed separately below in relation to the change of use of the land and biodiversity provision. Hard surfacing is limited to a small patio to the rear of the dwelling.

Overall the proposed scheme would achieve a good level of design, which would not have any adverse impacts on the character of the area, in accordance with Policy GP8 (Design).

d. it can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design;

This criterion reflects the requirements of Policy GP9(a) (Sustainable Development).

Sustainable enhancements are constrained in this case due to the replication of the footprint, scale and design of the existing building. The submitted information however states that existing materials will be reused and the thermal construction of the new build will be greater than that of the existing building, designed to exceed the requirements of the Building Regulations.

Solar panels remain included within the proposal, with a greater roof coverage than previously approved, and an air source heat pump is now proposed.

Overall, it is considered that the improvements in sustainable construction outlined within the application would be sufficient to meet the terms of this criterion in this case and can be controlled through planning condition.

e. it can be demonstrated that the new building can be constructed in such a way as to not have any unacceptable adverse impacts on the landscape character or openness of an area;

The site is located in a built up area and does not therefore make significant contribution to landscape character of openness. The proposed dwelling is located in the same position and is of comparable size, form and design to the existing building at the site, and any impacts arising would be comparable.

f. it can be demonstrated that the new building can be constructed in such a way as to not have any increased impacts on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area.

This criterion is reflected in Policies GP8(d) and GP9(b).

The orientation of the building, positioning of fenestration and relationship with both the neighbouring property and the existing dwelling at the application site, would prevent any adverse impacts on the amenity of those properties. Rooflights proposed to the side roofslopes are shown to have a minimum cill height of 1.7m and the window to the east elevation is to be obscurely glazed, matters which can be reinforced through planning condition.

The Office for Environmental Health and Pollution Regulation have reviewed the potential for noise disturbance arising from the proposed Air Source Heat Pump and are satisfied that noise generated would be likely to fall within recommended limits. To ensure this a condition is recommended limiting noise emissions.

Change of use of land

The change of use of the land on which the building sits was assessed against the relevant policies and found to be acceptable under the previous application. The planting proposed to address the Strategy for Nature is comparable and can be controlled through planning condition.

Parking and amenity

Due to the arrangement of the site and the associated limitations, no parking is proposed to be associated with the new dwelling. This was found to be acceptable under the previous application and remains acceptable in respect of the current application, having regard to public parking provision in the vicinity, access to bus routes and the provision of enclosed cycle storage.

The new dwelling would exceed the requirements for a two person dwelling, having regard to the Guernsey Technical Standards and would fall only slightly short of the Nationally Described Space Standards. The layout of the building achieves a good living environment, whilst working within the constraints of the site. The size and quality of the outdoor space would be good for a property of this size.

The proposals would therefore accord with Policies GP8(d), IP6 (Transport Infrastructure and Support Facilities) and IP7 (Private and communal car parking).

The provision of a pedestrian gateway to access the building and associated courtyard is as previously approved, excluding the omission of the gate. This omission would not raise any planning concerns and this element of the proposal remains in accordance with Policy IP9 (Highway Safety, Accessibility and Capacity).

Accessibility, adaptability and waste management

In terms of accessibility, it is noted that there is a ground floor accessible WC, open plan living area and adaptable internal layout and that the requirements of the Building Regulations and Lifetime Homes guidance have been considered. The information provided is considered adequate to address the requirements of Policy GP8 f) & g).

A Waste Management Plan has been submitted in support of the proposal, the implementation of which could be monitored by way of condition.

Other matters

The works shown to make good the end of the truncated conservatory are as previously approved under FULL/2025/1654.

Conclusion

Subject to the conditions set out above, the proposal is considered to accord with the purpose of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 20/10/2026

