THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

AND SECTION 19 OF THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS) ORDINANCE, 2007

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

PROPOSALS: Variations to previously approved plans for change of use to domestic garden (4,255sqm), rebuild chimney stack (south elevation), demolish extension and erect extensions, erect carport, alterations to access and associated works. (Protected Building) - Partially demolish and rebuild extension/woodshed to south elevation.

LOCATION: Saints Farm, Icart Road, St. Martin.

APPLICANT: Mr J Orr & Mr J Gwilliam

I refer to the application referred to below received as valid on 13/07/2026 regarding the above proposals as described more fully in the application and drawings referred to below.

Date of refusal of permission: 16/11/2026

Drawing Nos: CCD Architects - 3879 Var02_2, 13, 14, 15, 16, 17, 18, 19, 20, 21

Application Ref: FULL/2026/1116

Property Ref: J011100000

The Development & Planning Authority has decided to refuse your application under the provisions of section 16 of the Land Planning and Development (Guernsey) Law, 2005 for the following reasons:-

1. The creation of the doorway through the south gable of the thatched hall, if permitted, would result in the undesirable loss of fabric from the early 14th Century part of Saints Farm which is particularly sensitive to change. Furthermore, a reasonable alternative route between the boot room and kitchen could be provided through the retention of an existing doorway without harm to this significant historic fabric. The creation of the doorway, as proposed, would be severely detrimental to the character and special interest of the property as a protected building of architectural and historic interest and the harm to special interest has not been demonstrated as having been outweighed by the reasonable aspiration of the property owner. As such the scheme fails to comply with Policy GP5 of the Island Development Plan.

OTHER REMARKS:-

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, against a decision to refuse an application for planning permission or outline planning permission to the Planning Tribunal on the merits. 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.

Copy of representations made

In reaching this decision the Development & Planning 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 to the Authority under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

A J ROWLES
Director of Planning
Planning Service

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/1116
Property Ref:	J011100000
Valid date:	13/07/2026
Location:	Saints Farm Icart Road St. Martin Guernsey GY4 6JG
Proposal:	Variations to previously approved plans for change of use to domestic garden (4,255sqm), rebuild chimney stack (south elevation), demolish extension and erect extensions, erect carport, alterations to access and associated works. (Protected Building) - Partially demolish and rebuild extension/woodshed to south elevation.
Applicant:	Mr J Orr & Mr J Gwilliam

RECOMMENDATION - Refusal with Reasons:

REASONS FOR REFUSAL

1. The creation of the doorway through the south gable of the thatched hall, if permitted, would result in the undesirable loss of fabric from the early 14th Century part of Saints Farm which is particularly sensitive to change. Furthermore, a reasonable alternative route between the boot room and kitchen could be provided through the retention of an existing doorway without harm to this significant historic fabric. The creation of the doorway, as proposed, would be severely detrimental to the character and special interest of the property as a protected building of architectural and historic interest and the harm to special interest has not been demonstrated as having been outweighed by the reasonable aspiration of the property owner. As such the scheme fails to comply with Policy GP5 of the Island Development Plan.

OFFICER'S REPORT

Site Description:

The property known as 'Saints Farm' is an 18th century granite farmhouse which is located on the east side of Icart Road, the property faces south. To the north are neighbouring detached dwellings and to the west across the road is open agricultural land.

The site is located Outside the Centres and not within the Agriculture Priority Area as designated in the Island Development Plan. Saints Farm is a Protected Building. Land to the south and east is part of a Site of Special Significance.

Relevant History:

FULL/2025/0377 - Change of use of agricultural land to domestic garden (4,255sqm), demolish extensions, demolish and rebuild chimney to south, erect 2-storey extension and single storey extension to east elevation, internal and fenestration alterations. Erect single storey carport/gym to south elevation of barn. Alter/widen and erect gates to vehicle access to west boundary and alter gated pedestrian access to south-west boundary. Install hardstanding, parking area, swimming pool and landscaping. (Protected Building) - granted.

Existing Use(s):

01 dwellinghouse
28 agriculture

Brief Description of Development:

The application seeks to vary the previously approved scheme for the change of use of land, extensions, replacement chimney etc. and this application relates only to the partial demolition and rebuilding of the woodshed which is to be incorporated into the habitable accommodation at Saints Farm.

The covering letter confirms that the design of the project has developed which has designated the existing woodshed as a bootroom for convenient entry in/out of the garden. The woodshed is described as being in a delicate condition and so repair works can be difficult to undertake. As a result it is proposed to demolish and rebuild two elevations of the woodshed using existing, salvaged materials. The woodshed is small relative to the size of the site and the volume and significance of historic fabric is also proportionately small. The submission also highlights concerns about the workability of the approved works to the woodshed as there are ongoing concerns about the structural integrity of the upper portion of the granite wall on the east elevation which shows pronounced bowing as a result of horizontal loading of the untied roof structure. The submission notes that it will likely be necessary to reduce the level of the wall to below the window lintels which have also failed and are accelerating the damage to the wall structure. Much of the original building fabric will require rebuilding and the remaining portion is relatively small and of low historic significance when compared to the main building and medieval hall.

A Statement of Significance and Heritage Impact Assessment have been provided in this case along with a Structural Engineer's Report.

The application was deferred following concerns regarding the insertion of a new internal doorway to enable this aspect of the scheme to be omitted. Instead further, supporting and justifying information was provided regarding the creation of the doorway.

The additional information asserts that creation of a doorway through the 14th century wall must be viewed in the context of the wider scheme and must recognise the

investment and efforts at conservation of the owners. It explains the intention to achieve meaningful re-use of the boot room structure and that the wall in question has been previously altered. It is requested that a proportionate approach is taken in decision-making taking into account the reasonable aspiration of the owner.

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

GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Representations:

One letter of representation has been received objecting to the application and raising concerns about the change of use of agricultural land to domestic garden. Once this land is gone it will never be part of the valley in the same way again, it won't belong to the people of the Parish and there will be no control over its use.

Consultations:

None.

Summary of Issues:

The key issue in this case relates to the effect of the works on the special interest of the protected building, Saints Farm.

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.

Although a letter of representation has been submitted regarding the change of use of land the change of use has already been considered and approved by the Development & Planning Authority. This application does not seek to make changes to this aspect of the approved scheme but rather focuses on the buildings Saints Farm. The change of use of agricultural land to domestic garden will therefore not be revisited as part of this application.

Internally, the scheme includes the creation of a doorway through the south gable of the thatched hall. Despite the additional information submitted, concerns remain because the lower part of the south gable wall forms part of the early 14th Century

phase of the building. This fabric is particularly sensitive to change, both because of its age and because relatively little from this period now survives at the site. Other alterations elsewhere in the barn have reduced the extent of surviving medieval fabric, increasing the significance of the remaining 14th Century elements through their rarity. Furthermore, a reasonable alternative route between the boot room and kitchen could be provided via the dining/living room, should the existing doorway in the east wall of the boot room be retained. Consequently, the functional objectives of the proposal could be achieved without creating a new opening through this particularly significant area of historic fabric.

Although removing part of the wall and creating a doorway would improve internal circulation from the proposed bootroom to the rest of the house this would result in a level of harm that is not outweighed by the reasonable aspirations of the property owner and fails to comply with Policy GP5.

To replace two walls and the floor of the building to the south of the thatched hall and making alterations to openings (reusing quoins from southeast) and omitting the gable parapet would have a detrimental effect on overall special interest but the submission demonstrates that the affected walls are structurally unsound and technically incapable of repair. The stone quoins and floor would be reinstated and the west wall retained. Alterations to the position of the openings are considered to also comply with Policy GP5 as are the works to relocate the external stone paving from the east and south elevations as reasonable aspirations that outweigh harm caused in this case. The internal works, comprising lifting the stone floor, installing concrete floor and relaying the stone at an altered level and the installation of partitions on a revised layout also represent a reasonable aspiration that outweighs the harm caused in accordance with GP5.

The external works represent a good standard of design and will not result in harm to neighbour amenity in line with the aims of Policies GP8 and GP13 of the IDP.

A large amount of change has been proposed, and approved, at Saints Farm. All proposals, including creation of the new doorway, have been considered proportionately and have taken into account the reasonable aspirations of the owner in accordance with Policy GP5. It is recognised that the owner has made considerable investment in alterations to Saints Farm but the cost of development is not a consideration when assessing development under Policy GP5. The efforts of the owner to conserve, through the wider scheme, the special interest of the building are also acknowledged. However, it remains the case that creation of a doorway through this high value wall would have an adverse effect on the overall special interest of the protected building.

The additional supporting information does not demonstrate that the harm to the overall special interest of the protected building, in relation to the proposed doorway, is outweighed by the reasonable aspirations of the owner. As such the application is recommended for refusal in relation to this one aspect of the scheme as it fails to comply with Policy GP5. As set out in this report the remainder of the works would otherwise have been supported.

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 or sites.

Date: 16/11/2026