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 outbuilding and greenhouse, erect single storey extension to east (rear) elevation.

LOCATION: Kiyomizu, Route De La Lague, St. Pierre Du Bois.

APPLICANT: Mr & Mrs J Lucas

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: 15/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd - 6646/A/3

Application Ref: FULL/2026/1121

Property Ref: F011220000

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 14/09/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Kiyomizu.

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/2026/1121
Property Ref:	F011220000
Valid date:	27/07/2026
Location:	Kiyomizu Route De La Lague St. Pierre Du Bois Guernsey GY7 9BX
Proposal:	Demolish outbuilding and greenhouse, erect single storey extension to east (rear) elevation.
Applicant:	Mr & Mrs J Lucas

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

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling presently known as Kiyomizu.

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a traditional fisherman's cottage to the front which has been extended at ground and first floor level to the rear, in effect creating an asymmetric, double-pile style property.

The property is located to the east of Route de la Lague and features a large front garden, with access to the rear of the property via the north of the dwelling.

Towards the rear, the site is elongated in shape, with an uPVC detached outbuilding forming the edge of the domestic curtilage. Beyond the outbuilding lies an area of agricultural land which is the subject of application ref: FULL/2026/1122.

The property is bounded by residential properties to the north and south, with agricultural land to the east.

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

Relevant History:

Reference No	Description	Decision	Date
FULL/2026/1122	Change of use of agricultural land to domestic garden (750sqm) and associated works.	Pending	2026
FULL/2024/2005	Erect porch to north-west (front) elevation.	Granted	2025
CURT/2018/1164	Definition of Curtilage		2018
FULL/2018/0924	Demolish rear extensions and erect a one and a half storey pitched roof extension to the rear of the dwelling and install a rooflight in the front roofslope. (Revised Scheme).	Granted	2018
FULL/2016/1871	Demolish rear extensions and erect a one and a half storey pitched roof and a single-storey flat roof extension to the	Granted	2016

	rear of the dwelling and install a rooflight in the front roofslope.		

Existing Use(s):

Residential

Assessment: *(Tick as appropriate)*

no representation	✓	visual amenity acceptable	✓
accords with policy	✓	no material neighbour impact	✓
within curtilage	✓	traffic not affected	✓
design acceptable	✓		

Policies considered most relevant:

GP8 Design
GP9 Sustainable development
GP13 Householder Development

Conclusion/Brief comment:

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

Policy GP13 is generally supportive of proposals for domestic extensions, alterations and other such householder development, unless material considerations indicate otherwise or conflicts with other Plan policies or the States strategic objectives are identified.

The extension is square in shape and measures approximately 60sqm.

While the extension is rudimentary in terms of its style, design and form which contrasts with the intricate detail of the host dwelling, it achieves an acceptable standard of design and respects the rear built form of the surrounding area.

Despite being visible in public views from the coast road, it will not cause undue harm to the character or appearance of the area given that a limited section of the extension will be 'read' in context with the host dwelling.

Given its scale, layout of fenestration and existing boundary treatments, the proposal is not considered to have a detrimental impact on the amenities of neighbouring residents.

The demolition of the outbuilding is acceptable, so too is the proposed patio area, which all falls within the recognised domestic curtilage. Despite the size of the proposed extension coupled with the limited area of lawn remaining, the available area of the proposed hard surfacing and lawn together would still achieve an acceptable level of external amenity space. To reduce the extent of domestic garden available is a matter of personal choice but this can have no bearing on the assessment of an application for the change of use of agricultural land to domestic garden.

An informative should be attached to the decision regarding the agricultural field to the rear of the site which is currently shown within the recognised domestic curtilage and is subject to the determination of application FULL/2026/1122.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:
Grant with Conditions ☑

Date: 10/09/26