**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:** Install solar panels to south (front) elevation (Protected Building).

**LOCATION:** Longree Cottage, La Hure Mare Road, Vale.

**APPLICANT:** Mr I Wylie

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: 29/10/2026**

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** MAT Ltd: 26-441-01

**Application Ref:** FULL/2026/1240

**Property Ref:** C00567B000

**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.The solar panels hereby permitted shall be removed from the roof when no longer required.

Reason - To secure the removal of the equipment when no longer needed, thereby safeguarding the special interest of the protected building and the character and appearance of the Conservation Area.

**Expiry Date: This permission will cease to have effect on 28/10/2029 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

**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**

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|---|---|
| **Application No:** | FULL/2026/1240 |
| **Property Ref:** | C00567B000 |
| **Valid date:** | 29/07/2026 |
| **Location:** | Longree Cottage La Hure Mare Road Vale Guernsey GY3 5UD |
| **Proposal:** | Install solar panels to south (front) elevation (Protected Building). |
| **Applicant:** | Mr I Wylie |

**RECOMMENDATION -** Grant: Planning Permission with Conditions:

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**OFFICER'S REPORT**

**Brief Description:**

The application relates to the installation of solar panels to the front, south-facing roofslope of Longree Cottage. The application has been accompanied by a brief Statement of Significance which explains that the solar panels will sit over the existing state roof but the submission does not take into consideration the effect on appearance of the protected building or the setting of protected buildings in the vicinity of the site.

Together, Longree Cottage and Florence House – the building was subdivided in the 1990s – are protected as PB1129. The extent of protection comprises the whole of the buildings together with the boundary walls and gate. Adjoining buildings 1 & 2 Longree House, (C.568/1 & C.568-PB1130) are also protected and have been similarly subdivided.

The building is of traditional proportions with a classically-inspired symmetrical façade with central doorway and captain's dormer aligned above. Together with 1 & 2 Longree House, which continue to the east and are within a building which is similar in proportion and symmetry with two catslide dormer windows, Longree Cottage and Florence House present as a pair of traditional buildings. The façade of each building is visible from a distance along Longree, Les Monmains and Trafalgar Road.

The development is within a Main Centre and The Bridge Conservation Area.

**Relevant History:**

HAPP/1997/4197 - Extend and alter dwelling to provide two dwellings - granted

**Existing Use(s):**

01 dwellinghouse

**Assessment:** *(Tick as appropriate)*

| | | | |
|---|---|---|---|
| no representation | x | visual amenity acceptable | x |
| accords with policy | x | no material neighbour impact | x |
| within curtilage | x | traffic not affected | x |

design acceptable [x]

**Policies considered most relevant:**

IP1: Renewable Energy Production
GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder development

**Conclusion/Brief comment:**

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings and Conservation Areas, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved.

Longree Cottage and Florence House comprise one protected building and must be considered in unison. The solar panels would be installed on the prominent front elevation of the building, to the east of the dormer of the attached neighbour, Florence House.

In this case, the proposals would result in some harm to the special interest of the protected building and the setting of nearby protected buildings. That harm is, however, outweighed by the reasonable aspirations of the property owner and the social and economic aims of the States of Guernsey (i.e. reduction in carbon emissions). The proposal therefore complies with Policy GP5.

The benefits of the development would outweigh the harm to the character, architectural or historic interest or appearance of the Conservation Area and Policy GP4 is met.

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.

The application is acceptable in relation to the above policies and other material planning considerations.

**Recommendation:**
Grant with Conditions [x]

**Date:** 29/10/2026