**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:** Erect 1.5 storey outbuilding, erect bike and bin store, fencing and gate to east of property.

**LOCATION:** Chinook Cottage, Icart Road, St. Martin.

**APPLICANT:** Dr V Schumann

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: 28/10/2026**

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** StudiO Architects - 035 SK01, 02, 03, 04 & 05

**Application Ref:** FULL/2026/1282

**Property Ref:** J00897B001

**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.For the avoidance of doubt, this decision permits the proposed outbuilding to be used only as an integral part of and for purposes incidental to the enjoyment of the existing dwelling house currently known as Chinook Cottage, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

Reason - To define the permission for the avoidance of any doubt.

5.Details of any external lighting shall be submitted to and approved in writing by the Authority prior to its installation.

Reason - To minimise light pollution in order to mitigate the potential impact on the special interest of the adjacent Site of Special Significance.

**Expiry Date: This permission will cease to have effect on 27/10/2029 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

To limit the potential impact of light pollution on wildlife within the adjoining Site of Special Significance, it is recommended that external lighting is avoided or kept to a minimum and any lighting is positioned or installed so that it does not illuminate the adjoining Site of Special Significance and is turned off when not in active use.

The application site is located within an area of known archaeological importance

and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

**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/2026/1282
**Property Ref:** J00897B001
**Valid date:** 05/08/2026
**Location:** Chinook Cottage Icart Road St. Martin Guernsey GY4 6JG
**Proposal:** Erect 1.5 storey outbuilding, erect bike and bin store, fencing and gate to east of property.

**Applicant:** Dr V Schumann

**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.

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. For the avoidance of doubt, this decision permits the proposed outbuilding to be used only as an integral part of and for purposes incidental to the enjoyment of the

existing dwelling house currently known as Chinook Cottage, unless in accordance with a use permitted under the Land Planning and Development (Exemptions) Ordinance, 2023 or any other Ordinance replacing or re-enacting that Ordinance. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

Reason - To define the permission for the avoidance of any doubt.

5. Details of any external lighting shall be submitted to and approved in writing by the Authority prior to its installation.

Reason - To minimise light pollution in order to mitigate the potential impact on the special interest of the adjacent Site of Special Significance.

**INFORMATIVES**

To limit the potential impact of light pollution on wildlife within the adjoining Site of Special Significance, it is recommended that external lighting is avoided or kept to a minimum and any lighting is positioned or installed so that it does not illuminate the adjoining Site of Special Significance and is turned off when not in active use.

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site. The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

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**OFFICER'S REPORT**

**Brief Description of the site:**

Planning permission is requested to erect a 1½ storey outbuilding containing a garage/carport and an ancillary living unit, erect bike and bin store, fencing and gate to east of property.

The site comprises of a detached 1½ storey dwelling with a detached single storey stable which is currently under construction to the north and an area of agricultural land to the north and west with a recently constructed agricultural building to the west. The site is located on the Icart headland with several relatively isolated

detached dwellings to the south and east, and the Icart tea rooms building to the west.

The site is Outside of the Centres. The site is partially bounded to the south by the Cliffs Site of Special Significance. The entire site is in an area of potential archaeological interest.

**Relevant History:**

23/09/2025 – FULL/2025/1008 – Permission granted to demolish outbuildings and erect stables and carport/bin store, install gate, create parking area and realign track.

11/10/2023 – FULL/2022/2014 – Permission granted to demolish existing agricultural outbuilding, erect 2 storey agricultural outbuilding and hardstanding to west boundary. Change of use of agricultural land to domestic land (89sqm) and create new vehicle access and track to north boundary.

**Existing Use(s):**

Residential use class 1: dwelling house

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

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

**Policies considered most relevant:**

Policy GP1: Landscape Character and Open Land
Policy GP2: Sites of Special Significance
Policy GP8: Design
Policy GP9: Sustainable Development
Policy GP13: Householder Development

**Conclusion/Brief comment:**

Planning permission was granted to erect a carport in this location on a reduced footprint in September 2025 (FULL/2025/1008). This current application seeks to erect a larger outbuilding instead of the car port and involves increasing the ridge height by 0.6m and extending the building by 3.7m to the south over a previously approved parking area.

The enlarged outbuilding remains well related to and would be viewed in context with the existing dwelling and recently approved stable (which is currently under construction). The outbuilding will be partially screened from public views to the north by existing landscaping and additional landscaping approved as part of the recently constructed agricultural building under application FULL/2022/2014. The outbuilding achieves a good standard of design and the increase to its scale, mass and height is unlikely to have any significant adverse effect on the landscape character, openness and appearance of the area, in accordance with Policies GP1, GP8 and GP13.

The agent advises that the first floor of the outbuilding would be used as self-contained guest accommodation providing ancillary accommodation to the main house for family and friends. The scale of the accommodation is proportionate to the existing dwelling and its siting is well-related to the existing dwelling. Provided that the use of the outbuilding remains ancillary to the existing dwelling, the proposal would accord with Policy GP13.

Due to the distance to the boundary of the Cliffs Site of Special Significance, the construction of the proposed outbuilding is unlikely to have any direct adverse impacts on the special interest of the Site of Special Significance. However, no details of external lighting have been provided. To limit the potential for light pollution and the resultant impact on wildlife, it is recommended that any external lighting is kept to a minimum. Details of lighting can be dealt with by condition and provided that an appropriate lighting scheme is developed, the impact of the development on the adjoining Site of Special Significance can be mitigated, in accordance with Policy GP2.

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.

It is recommended that the application is approved.

**Recommendation:**
Grant with Conditions ☑

**Date:** 23/10/2026