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: Variation to previously approved plans to convert and alter building to create dwelling - alter rooflights, internal and fenestration alterations, relocate wall to north of property.

LOCATION: The Shire, La Moye Road, Vale.

APPLICANT: Mr T Handley

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: 12/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Altered Homes: 22-005 PD.00-01A, 00-03D PA.02.01B, 02.03B, 02.04B, 03.01B, 03.02B, 03.03B, 03.04B, 03.05B, 03.06B & 03.07B.

Application Ref: FULL/2026/1330

Property Ref: C001460000

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 the original permission, see condition 4.

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 21/03/2025, issued under planning application reference FULL/2024/1558, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

5.Prior to removal of the existing, large-scale drawings (1:20 elevations; 1:5 sections) of all new and replacement internal and external doors and windows shall be submitted for the written agreement of the Authority. The works shall be carried out only in accordance with the approved details unless otherwise agreed in writing by the Authority.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

6.Prior to installation, a specification or sample of the brick to be used in capping the wall to the north of the building shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the approved details unless otherwise agreed in writing by the Authority.

Reason - To make sure the works respect the special character of this protected building, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

Expiry Date: This permission will cease to have effect on 11/11/2029 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

Application No:	FULL/2026/1330
Property Ref:	C001460000
Valid date:	09/09/2026
Location:	The Shire La Moye Road Vale Guernsey GY3 5DR
Proposal:	Variation to previously approved plans to convert and alter building to create dwelling - alter rooflights, internal and fenestration alterations, relocate wall to north of property.
Applicant:	Mr T Handley

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 the original permission, see condition 4.

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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.

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Reason - To limit the effect of the permission to the specified variation/s only.

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OFFICER'S REPORT

Brief Description of the site:

The property to be known as 'The Shire' is a long, former barn which sits on the southern part of the site with Rocque es Cas running along the north boundary and a connecting road (between La Moye Road and Rocque es Cas) running along the west boundary. La Moye House is directly south, facing directly onto the road, and is attached to The Shire in the southwest corner. Neighbouring properties are in each direction across the roads with agricultural land to the east. The property is located Outside of the Centres and in a Conservation Area as defined in the Island Development Plan. The site is occupied by protected buildings.

Relevant History:

FULL/2024/1558 - Convert and alter building to create dwelling, erect gate to existing vehicle access and associated works, change of use of agricultural land to domestic garden (350msq) (Protected Building) – Approved March 2025.

Existing Use(s):

Residential use class 1: dwelling house.

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:

GP4: Conservation Areas
GP5: Protected Buildings
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Conclusion/Brief comment:

This application is a variation to the previously approved FULL/2024/1558, the variation is to slightly alter the size of the rooflights, replace some of the doors and remove more of an internal wall than previously approved, and the relocation of a wall to the north of the property to allow for a wider pathway.

Each of the changes are considered minor, but collectively they are more significant so they must be assessed through a formal application. The proposed alterations are located and designed such that the effect on the character, historic and architectural interest and appearance of Les Mielles Conservation Area would be conserved.

None of the changes are considered to have an unacceptable impact on the special interest of the Protected Building and are considered to be reasonable aspirations that outweighs the harm. The proposals are not considered to have an unacceptable impact on any of the neighbours.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

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.

Recommendation:
Grant with Conditions ☑

Date: 11/11/2026