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 detached outbuilding/garage to south-east boundary

LOCATION: Hougue Bacheley, Rue De La Hougue Bachele, St. Saviour.

APPLICANT: Mr D Coleman

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: 09/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 7948-02 B1 Rev A, B2 Rev A, B3 Rev A

Application Ref: FULL/2026/1334

Property Ref: E011120000

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. Prior to the building hereby approved being brought into use, details of an extended privacy screen to be located along the north and east sides of the landing to the external stair shall be submitted to and approved in writing by the Authority, and the screen shall be installed in accordance with the agreed details. The screen shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 08/11/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
For the avoidance of doubt, this decision permits the proposed outbuilding to be used only for purposes incidental to the enjoyment of the dwelling house, 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.

For the avoidance of doubt, this application confers no consent for any alteration or extension to the main dwelling, which forms part of a separate application.

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/2026/1334
Property Ref:	E011120000
Valid date:	18/08/2026
Location:	Hougue Bacheley Rue De La Hougue Bachele St. Saviour Guernsey GY7 9QE
Proposal:	Erect 1.5 storey detached outbuilding/garage to south-east boundary
Applicant:	Mr D Coleman

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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. Prior to the building hereby approved being brought into use, details of an

extended privacy screen to be located along the north and east sides of the landing to the external stair shall be submitted to and approved in writing by the Authority, and the screen shall be installed in accordance with the agreed details. The screen shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed outbuilding to be used only for purposes incidental to the enjoyment of the dwelling house, 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.

For the avoidance of doubt, this application confers no consent for any alteration or extension to the main dwelling, which forms part of a separate application.

OFFICER'S REPORT

Brief Description of the site:

The application site as outlined in red on the submitted plans comprises two dwellings known as 'Hougue Bacheley' and 'Hougue Bacheley Cottage' together with miscellaneous other buildings, parking and land. The two dwellings and the roadside wall forward of those buildings and extending to the north boundary are protected.

The site is bounded by residential properties to the north, east and south and across the road to the west. A commercial premises is located across the road to the north-west.

The application site is located Outside of the Centres as defined in the Island Development Plan (IDP) and is also within a Conservation Area.

Relevant History:

FULL/2025/1754 Convert, extend and alter building to create dwelling and associated works (site of a Protected Building). Refused 09/03/2026

FULL/2026/0858 Convert, extend and alter building to create dwelling and associated works (site of a Protected Building) (Revised scheme). Refused 28/07/2026

FULL/2026/1143 Demolish porch and shed, erect single storey extension to south elevation and internal alterations (Protected Building). Approved 24/09/2026

Existing Use(s):

Residential

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:

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

Conclusion/Brief comment:

Permission is sought to erect a 1.5 storey outbuilding to the south-east of the existing building group, extending over the footprint of an existing outbuilding, and to demolish two further outbuildings located adjacent to the roadside. The proposed outbuilding would include a double garage and store at ground floor with further storage above, accessed via an external stair.

The proposed building would be of appropriate scale, form and design relative to its surroundings and, where visible from Rue de la Hougue Bachele, would be read against and amongst the surrounding built form. The removal of the existing outbuildings as proposed would comprise an enhancement. The proposal would achieve a good level of design without detriment to the character of the area.

The proposed works would have no adverse impact on the setting of the protected building on or adjoining the site, and would therefore accord with Policy GP5 and the statutory duties in respect of protected buildings.

The proposed outbuilding is located in close proximity to the south and east boundaries of the site. Given the layout and positioning of buildings on the adjoining properties, the proposed outbuilding would not however result in significant overbearing or overshadowing impacts. No fenestration is proposed facing towards adjoining properties however concerns were initially raised regarding potential overlooking of an adjacent property from the external stair. Following deferral, a

privacy screen is included to the rear (east) of the proposed landing. Whilst this would mitigate impacts on part of the garden area associated with the adjacent property, views would still be available towards the rear of the dwelling on that property and the adjacent patio. Extension of the privacy screen along the north side of the landing would overcome this issue, and this matter can be controlled through condition. Overall, subject to extension of the privacy screen, any impact on the amenities of adjoining property would not be considered sufficient to warrant refusal of the application.

The application plans also show the extension approved under FULL/2026/1143. For the avoidance of doubt, this application confers no consent for that extension, which must be constructed in accordance with the approved plans and conditions attached to that permission.

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 [X]

Date: 06/11/2026