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 building and erect a dwelling, with associated works.

LOCATION: Packing Shed at La Conchee, Rue Des Hougues, Castel.

APPLICANT: Mr & Mrs B Dovey

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: 14/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A: 7746-04 B1 Rev A, B2 Rev A, B3 Rev A

Application Ref: FULL/2026/1352

Property Ref: D000370000

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. Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)c of this condition that any remediation scheme required and approved under the provisions of subjection (i)c of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

a) as built drawings of the implemented scheme;
b) photographs of the remediation works in progress;
c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i) c. of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

5.The dwelling hereby approved shall not be first occupied until such a time as all existing buildings on site have been demolished and all ancillary materials, works and structures have been removed from the site.

Reason - To make sure the development takes the form hereby permitted.

6.No cladding to be used on the exterior of the buildings shall be placed on the site until such time as a samples of the material in its finished form has been submitted to the Authority. Only the cladding material and any agreed finish agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development in accordance with policy GP8 of the Island Development Plan.

7.(a) The photovoltaic (PV) panels shown on the approved drawings shall not be installed until a written specification detailing their design, appearance and method of installation has been submitted to and approved in writing by the Authority.

(b) The dwelling hereby approved shall not be occupied until:
(i) the PV panels have been installed in accordance with the details approved under part (a) of this condition;
(ii) the electric vehicle charging point, water butts and permeable paving have been installed in the locations shown on approved drawings references 7746-04 B2 Rev A and 7746-04 B1 Rev A; and
(iii) those measures have been made operational in accordance with the GP9 Statement submitted with the application (dated July 2024 and revised August 2026).

Reason - In the interests of sustainable development and to ensure that the sustainable development enhancements are installed in a timely manner in accordance with Policy GP9 of the Island Development Plan.

8.The landscaping scheme and biodiversity enhancements shall be fully completed, in accordance with the details shown on drawing reference 7746-04 B3 Rev A in the first planting season following the first occupation of any part of the development or

completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to provide biodiversity enhancements in accordance with the Strategy for Nature SPG.

9.Notwithstanding the details shown on the approved plans, no development shall begin on site in relation thereto until precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, have been submitted to and agreed in writing by the Authority.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its provision is essential to secure the satisfactory appearance of the completed development.

10.No occupation of the new dwelling shall begin until the 'green roof' has been completed in accordance with the details agreed under the above condition, or in accordance with a timeframe as previously agreed in writing by the Authority. It shall then be maintained in accordance with the management and maintenance plan agreed under the above condition.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its satisfactory maintenance is essential to secure the satisfactory appearance of the completed development.

11. Prior to the first occupation of the dwelling hereby approved:
(a) full details of the covered bicycle storage shall have been submitted to and approved in writing by the Authority.
(b) the bicycle storage shall have been installed on site in accordance with the details approved under (a) of this condition above and in the position shown on the approved drawing (ref: 7746-04 B3 Rev A).
(c) The bicycle parking shall be retained as such thereafter.

Reason - This condition is imposed to make sure that appropriate covered cycle storage is installed to offer occupiers of the dwelling the opportunity to travel by alternative modes of transport.

12.The parking and patio area shall be constructed using porous materials or provision shall be made for all run-off water to be taken to a permeable or porous area within the site boundaries.

Reason - To ensure that surface water is managed on site, in accordance with Policy

GP9.

13.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 13/10/2029 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

Application No:	FULL/2026/1352
Property Ref:	D000370000
Valid date:	20/08/2026
Location:	Packing Shed at La Conchee Rue Des Hougues Castel Guernsey
Proposal:	Demolish building and erect a dwelling, with associated works.
Applicant:	Mr & Mrs B Dovey

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

The application site is set to the north of Rue Des Hougues, to the west of an existing residential property known as La Conchee. The site is accessed by an existing track and gated access to the east which forms a secondary access to La Conchee and the surrounding agricultural fields to the north, east and west of the site.

The application site was formerly a vinery site which appears to have ceased to operate between 1996 and 2001, all glass was also cleared from the site during that time and the land reverted back to agricultural land. The building which forms the subject of this application is of single storey construction with a lean to roof of low profile, set in the southeast corner of the site.

The site is situated Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

Relevant History:

FULL/2024/1268	Demolish building and erect dwelling with associated works (revised scheme).	Granted 11/09/2024
FULL/2023/2218	Demolish building and erect dwelling with associated works	Granted 19/04/2024
FULL/2023/2208	Convert, extend and alter building to create residential dwelling with associated work.	Granted 19/03/2024
PAPP/2000/0681	Demolish stables and erect self catering unit.	Refused 30/05/2000
PRCN/1998/0508	Re-locate field shelter (reconsideration)	Refused 07/04/1998
PAPP/1997/3776	Relocation of field shelter.	Refused 25/11/1997

Existing Use(s):

Agricultural Use Class 28

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:

Island Development Plan Policies:
OC1 Housing Outside of the Centres
OC5(A) Agriculture Outside of the Centres – within the Agriculture Priority Areas
GP1 Landscape character and open land
GP8 Design
GP9 Sustainable Development
GP15 Creation and extension of curtilage
GP16(B) Conversion of redundant buildings
IP6 Transport Infrastructure and Support Facilities
IP7 Private and Communal Car Parking

Conclusion/Brief comment:

Planning permission was granted on 11 September 2024 for the demolition of the existing building and the erection of a dwelling with associated works. This proposal represented a revision to a scheme previously approved under reference FULL/2023/2218. Both were approved following the grant of permission for conversion of the existing building at the site, which also remains extant.

The current application seeks to renew that permission before it expires. The proposal remains unchanged from the approved scheme, with the sole exception of the inclusion of roof-mounted solar panels, which have been incorporated to comply with requirements for new residential development introduced since the earlier permission was granted.

The addition of solar panels would not result in any material harm to the appearance or character of the dwelling or the surrounding area. Their inclusion would satisfy the requirements of Policy GP9 and the current requirement for renewable energy provision within new residential developments. It is recommended that a condition is included for these to be installed and made operational prior to the first use of the dwelling.

In all other respects, there have been no material changes to the proposal, the site and its surroundings, or the relevant planning policy context since the grant of the previous permission. The development therefore remains acceptable and continues to comply with the relevant policies referred to above.

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: 13/10/2026