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 existing covered area and erect extension to west elevation with covered link and single storey store to south boundary (Protected Building).

LOCATION: Hotel Fleur Du Jardin, King's Mills Road, Castel.

APPLICANT: The Little Big Hotel Group Ltd

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: 22/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture - 3223-DR-001, WD-01A & 02C

Application Ref: FULL/2026/1365

Property Ref: D003190000

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.

Expiry Date: This permission will cease to have effect on 21/10/2029 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/2026/1365
Property Ref:	D003190000
Valid date:	02/09/2026
Location:	Hotel Fleur Du Jardin King's Mills Road Castel Guernsey GY5 7JT
Proposal:	Demolish existing covered area and erect extension to west elevation with covered link and single storey store to south boundary (Protected Building).
Applicant:	The Little Big Hotel Group Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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.

OFFICER'S REPORT

Site Description:

The site comprises of a hotel situated on the northern side of Kings Mills Road. The hotel is built by the roadside, with a parking area behind and a swimming pool and gardens area further north. The whole of the hotel building, excluding the 20th century extensions but including the outbuildings and roadside walls and railings is a protected building.

The site is Outside of the Centres and within the Kings Mills Conservation Area and an Agriculture Priority Area.

Relevant History:

13/11/2023 – FULL/2023/1535 – Permission granted to demolish existing covered area and erect extension to west elevation with covered link and single storey store to south boundary. (Protected Building).

06/06/2019 – FULL/2019/0756 – Permission granted to erect staff accommodation, fence and gate to north of site (Protected Building).

Existing Use(s):

Visitor economy use class 7: Use as service visitor accommodation (Hotel)

Brief Description of Development:

Planning permission is requested to demolish an existing covered area and erect a single storey extension to the west elevation with covered link and single storey store to south boundary and create an internal doorway between the new and existing bar areas. The extension is proposed to be finished with Siberian Larch cladding and a zinc standing seam roof.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

OC8(A) – Visitor Accommodation Outside of the Centres – New, Extension, Alteration or Redevelopment of Existing Uses
GP4 – Conservation Areas
GP5 – Protected Buildings
GP8 – Design
GP9 – Sustainable Development

Representations:

One letter of representation was received, main points as follows:

- Concerns raised about existing noise and disturbance, including from weddings and other functions late at night, and the impact on neighbouring residents. The new development will be closer to their property and concerned that this will increase existing issues, particularly if the extension is used as an extra inside venue for parties and not as a reception area.

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

- Design and impact of the development on the character and appearance of the Conservation Area.
- The impact of the development on the amenity of people living in the area.

Assessment against:

1 - Purposes of the law.
2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.
3 - General material considerations set out in the General Provisions Ordinance.
4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

This application is the same as a scheme which was previously approved in November 2023 (FULL/2023/1535). Policy OC8(A) supports extensions and alterations to existing visitor accommodation uses where the scale of the development is appropriate to the character of the area and any additional facilities are ancillary or incidental to the principal visitor accommodation use and would not have an adverse effect on the visual quality and landscape character of the area.

The restaurant extension would replace an existing modern open covered seating area. The extension, covered area and store would be partially screened by a high roadside wall and by virtue of their size, form and materials, the proposal would achieve a high standard of design. The extension would conserve the character and appearance of the Conservation Area and would have no adverse effects on the special interest of the protected building, in accordance with Policies GP4, GP5, GP8 and OC8(A).

A representation raised concerns about existing noise and disturbance from the site and the potential for these issues to increase with the proposed development. The proposed extension would replace an existing covered outdoor seating area which is already in use in association with the existing restaurant and bar.

Considering the well-established use of the site as a hotel, restaurant and bar, the relatively modest extension proposed is unlikely to have any significant additional adverse effects on the amenities of neighbouring residents.

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.

Date: 21/10/2026