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 demolish dwelling, erect replacement dwelling, erect single storey outbuilding, infill existing vehicle access, create relocated gated vehicle access and associated works. Change of use of agricultural land to domestic garden (1,188sqm) - Alter roof form to pitched roof to south (rear) elevation.

LOCATION: La Jaoniere, Val Au Bourg, St. Martin.

APPLICANT: Lee Barton Limited

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: 16/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects: 2481 03.01D, 03.03D, 03.04E, 03.05D

Application Ref: FULL/2026/1395

Property Ref: J013140000

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 on or before 22/03/2029, as per

the terms and conditions of planning permission ref: FULL/2025/0990.

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 23/03/2026, issued under planning application reference FULL/2025/0990, and subject to the terms and conditions thereof.

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

Expiry Date: This permission will cease to have effect on 22/03/2029 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/2026/1395
Property Ref:	J013140000
Valid date:	24/08/2026
Location:	La Jaoniere Val Au Bourg St. Martin Guernsey GY4 6EP
Proposal:	Variation to previously approved plans to demolish dwelling, erect replacement dwelling, erect single storey outbuilding, infill existing vehicle access, create relocated gated vehicle access and associated works. Change of use of agricultural land to domestic garden (1,188sqm) - Alter roof form to pitched roof to south (rear) elevation.
Applicant:	Lee Barton Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

---

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 on or before 22/03/2029, as per the terms and conditions of planning permission ref: FULL/2025/0990.

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 23/03/2026, issued under planning application reference FULL/2025/0990, and subject to the terms and conditions thereof.

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

OFFICER'S REPORT

Brief Description of the site:

The application site is located within the 'The Cliffs' area of landscape character and the Saints Bay character zone (Guernsey Character Study 2013). The property sits above the heavily wooded valley above Saints Bay and Saints Bay Harbour on a plateau above the cliffs.

The former one and a half storey pitched roof dwelling that once occupied the site has been demolished as part of application FULL/2025/0990. The site is in the process of being cleared in order to erect a replacement dwelling, as approved under application ref: FULL/2025/0990.

The site is located on a headland above Saints Bay which has expansive views across the south coast cliffs. The east of the site is landscaped with overgrown, mature trees and shrubs. The south of the site falls away towards the south coast cliffs/Saints Bay.

The site is located Outside of the Centres as defined by the Island Development Plan.

The land to the south and west of the site is designated as a Site of Special Significance.

Planning permission is sought to vary application FULL/2025/0990, by altering the roof form above the master bedroom from a hipped roof to a traditional pitched roof located on the south (rear) elevation.

The agent has set out in their covering letter dated 20th August that the alteration to the roof form is to improve its weather proof detailing and to reduce the number of cut slates given the short projection of the approved hipped roof.

Relevant History:

Reference No	Description	Decision	Date
FULL/2025/0990	Demolish dwelling. Erect replacement dwelling, erect single storey outbuilding, infill	Granted	2026

	existing vehicle access, create relocated gated vehicle access and associated works. Change of use of agricultural land to domestic garden (1,188sqm).		
FULL/2018/3124	Demolish existing dwelling and sheds and erect a replacement dwelling and carport, extend and alter vehicular access, install gates, demolish walls and erect boundary wall.	Granted	2019
FULL/2018/1643	Demolish existing dwelling and erect new dwelling	Granted	2018

Existing Use(s):

Residential

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:

GP1: Landscape Character and Open Land
GP2: Sites of Special Significance
GP8: Design
GP9: Sustainable Development
GP13: Householder development
IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

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.

The proposal will reflect the style of the projecting roof to the front of the house serving the entrance lobby. The footprint of the building will remain unchanged from that approved under application ref: FULL/2025/0990.

While the projecting traditional roof form will increase the visual mass and bulk of the dwelling when viewed in long distance public views, the resultant visual effect of the change to the roof form is likely to limited and would blend in with the main roof of the building when viewed in oblique angles, as set out in the agent's letter.

Overall, the architectural composition of the building, its impact on visual amenity and the character of the area, and its effect on the openness of the surrounding area remains acceptable under the relevant planning policies.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:
Grant with Conditions ☑

Date: 16/10/26