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 erect replacement dwelling with parking and associated works - erect detached ancillary domestic outbuilding.

LOCATION: La Grande Flaguee, Vieille Rue, St. Saviour.

APPLICANT: Mr T Joyce & Ms C Del Grazia

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: 29/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: GE Le Friec: T.J./GP

Application Ref: FULL/2026/1426

Property Ref: E009820000

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 25/08/2029.

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 26/08/2026, issued under planning application reference FULL/2026/0944, and subject to the terms and conditions thereof.

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

5.The ancillary domestic outbuilding hereby approved shall be used only in connection with the dwellinghouse approved under application reference FULL/2026/0944.

Reason - For the avoidance of doubt, as the use of the domestic outbuilding associated with La Grande Flaguee would raise different policy considerations.

Expiry Date: This permission will cease to have effect on 25/08/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
For the avoidance of doubt, this decision permits the proposed ancillary domestic 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.

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/2026/1426
Property Ref:	E009820000
Valid date:	01/09/2026
Location:	La Grande Flaguee Vieille Rue St. Saviour Guernsey GY7 9NH
Proposal:	Variation to previously approved plans to erect replacement dwelling with parking and associated works - erect detached ancillary domestic outbuilding.
Applicant:	Mr T Joyce & Ms C Del Grazia

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 on or before 25/08/2029.

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 26/08/2026, issued under planning application reference FULL/2026/0944, and subject to the terms and conditions thereof.

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

5. The ancillary domestic outbuilding hereby approved shall be used only in connection with the dwellinghouse approved under application reference FULL/2026/0944.

Reason - For the avoidance of doubt, as the use of the domestic outbuilding associated with La Grande Flaguee would raise different policy considerations.

INFORMATIVES

For the avoidance of doubt, this decision permits the proposed ancillary domestic 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.

OFFICER'S REPORT

Brief Description of the site:

La Grande Flaguee, Vieille Rue is a large detached, two-storey dwelling set in a large plot with vehicular access from both the west (Vieille Rue) and east (Frie Baton). A detached cottage was situated adjacent to the south site boundary but this was demolished following the grant of planning permission for a replacement dwelling in 2020. That area of the site is currently largely hardsurfaced and is used for domestic and other storage.

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

Relevant History:

FULL/2026/0944 - Demolish existing (retrospective) and erect replacement dwelling with parking and associated works - granted

Existing Use(s):

01 dwellinghouse

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:

GP8: Design
GP9: Sustainable development
GP13: Householder development
IP7: Private and Communal Car Parking

Conclusion/Brief comment:

The application form describes the proposed development as the erection of a garage to serve the recently approved replacement dwelling. The Planning Service has reviewed the description of development following advertisement and whilst described as a garage, the proposed building would constitute an ancillary domestic outbuilding and could be used for a range of purposes incidental to the enjoyment of the dwelling, including storage, a games room or hobby space etc.

As per the application description and the red line site boundary the outbuilding is proposed in connection with a dwelling that has yet to be constructed. The application has been assessed as a variation to the previously approved replacement dwelling scheme, and the description of development has been amended accordingly. At this point in time the building would technically sit within the established residential curtilage of La Grande Flaguee but to be used by the existing house could present amenity issues for the approved dwelling. For the avoidance of doubt therefore, it is recommended a condition be imposed confirming that the garage is to serve the recently approved dwelling.

The garage is situated in the southeast corner of the site and will not be publicly visible. It will not result in overshadowing or overlooking of adjoining dwellings or have a detrimental impact on the streetscene or landscape character.

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.

In view of the above it is recommended that this variation application is granted permission.

Recommendation:
Grant with Conditions x

Date: 29/10/2026