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 single storey outbuilding for ancillary living unit to north of property (Revised Scheme).

LOCATION: La Rocque, Route De La Hougue Du Pommier, Castel.

APPLICANT: Mr B Chandler

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: 26/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 18-1001-P2 PD/03 & PD/04

Application Ref: FULL/2026/1450

Property Ref: D017720000

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 25/10/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the erection of an outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as La Rocque. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

The application site is located within an area of known archaeological importance. It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, should anything of archaeological interest be found during groundworks at the site. In this event, please contact them on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

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/2026/1450
Property Ref:	D017720000
Valid date:	29/09/2026
Location:	La Rocque Route De La Hougue Du Pommier Castel Guernsey GY5 7FG
Proposal:	Erect single storey outbuilding for ancillary living unit to north of property (Revised Scheme).
Applicant:	Mr B Chandler

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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).

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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.

INFORMATIVES

For the avoidance of doubt, this decision permits the erection of an outbuilding to be used as an integral part of and incidental to the principal dwelling presently known as La Rocque. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

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OFFICER'S REPORT

Brief Description of the site:

The property known as 'La Rocque' is a mid-20th century one and a half storey dwelling which faces east onto Route de la Hougue du Pommier. Rue des Francais runs along the north boundary with an open field beyond, an open field across the road to the east, and detached neighbouring properties and open land to the south and west. The property is located Outside of the Centres as defined in the Island Development Plan.

Relevant History:

FULL/2026/1134 - Erect single storey outbuilding for ancillary living unit to north of property. Refused 18/09/2026.

Existing Use(s):

01 Dwelling houses

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:

OC1: Housing Outside of the Centres
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

Ancillary Living Unit Advice Note (AN1).

Consultation (previously)

Guernsey Museums & Galleries

'*It would appear that the proposed development site has not been previously disturbed to any great extent. A programme of archaeological survey in the form of field walks were completed immediately north and east of the site. These investigations uncovered artefacts dating from the prehistoric to the post-medieval periods. In addition, prehistoric artefacts were located during the 19th century within 100 metres of the area of interest. Therefore, I would be grateful if you could place an informative notice on this application, to the effect that the developers should contact us if anything of interest is uncovered*.'

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 previous application FULL/2026/1134 was refused for the following reason: *The building proposed, by virtue of its scale, siting and design, along with the proposed independent nature of occupation and use is tantamount to the erection of a new dwelling which would form a separate planning unit and would not be ancillary to the existing dwelling. It has not been demonstrated that the proposal constitutes householder development ancillary to an existing dwelling and therefore the proposal does not accord with Policy GP13 and by extension Policy OC1 which precludes new build housing Outside of the Centres.*

The proposal has been amended in terms of its siting and orientation to improve the relationship of the proposed unit with the existing dwelling.

In particular, the location, configuration of accommodation, fenestration and access to the unit as amended mean that it is unlikely to be possible to subdivide the property and use the unit separately without adversely affecting the amenity of the existing dwelling. Notwithstanding this, any consent would make clear that the accommodation provided must remain ancillary to the main dwellinghouse.

The amendments incorporated in the current application are therefore considered sufficient to overcome the previous reason for refusal such that approval is now recommended.

Recommendation:

Grant with Conditions [x]

Date: 26/10/2026