

**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 two storey extension to south-west (side) elevation (Protected Building).

**LOCATION:** Le Vaugrat Farm, Route De Vaugrat, St. Sampson.

**APPLICANT:** Ms L Brouard

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:** 30/10/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/08/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Mark Frampton & Company: 2024 / 658 / 09 & 10

**Application Ref:** FULL/2024/1424

**Property Ref:** B019480000

**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. Prior to the installation of the doors and windows, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement external doors and windows and of the internal door from the main house and its associated architraves on the hallway side shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

5. All leadwork shall be installed in accordance with Lead Sheet Association instructions.

Reason - To preserve the special quality and appearance of this Protected Building.

6. Prior to its application to the extension, the proposed final appearance of the 'decorated' render shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

7. The south east side of the 'tooth' stones shall remain exposed as detailed on the south-east elevation of drawing 2024/658/10.

Reason - To preserve the special quality and appearance of this Protected Building.

8. Prior to the installation of vents and extractors, the external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. The works shall then be completed in accordance with the agreed details.

Reason - To preserve the special quality and appearance of this Protected Building.

9. The slates used to clad the roof shall match those of the south-east roof of the main house.

Reason - To preserve the special quality and appearance of this Protected Building.

**Expiry Date: This permission will cease to have effect on 30/10/2027 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as Le Vaugrat Farm. The land recognised as domestic curtilage by the Authority is as approved under planning application reference FULL/2024/0609.

**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](http://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](mailto: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





**PLANNING APPLICATION REPORT**

**Application No:** FULL/2024/1424  
**Property Ref:** B019480000  
**Valid date:** 16/08/2024  
**Location:** Le Vaugrat Farm Route De Vaugrat St. Sampson Guernsey  
GY2 4TA  
**Proposal:** Erect two storey extension to south-west (side) elevation  
(Protected Building).  
  
**Applicant:** Ms L Brouard

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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## **INFORMATIVES**

The Authority does not recognise all of the land outlined on the submitted plans as forming the domestic curtilage associated with the dwelling presently known as Le Vaugrat Farm. The land recognised as domestic curtilage by the Authority is as approved under planning application reference FULL/2024/0609.

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## **OFFICER'S REPORT**

### **Brief Description of the site:**

Planning permission is requested to erect a two storey extension to the south-west (side) elevation. The extension is proposed to be finished with rendered walls, timber fenestration and a natural slate roof.

The site comprises of a historic farmstead with a two storey Georgian-style house with formal façade and numerous traditional-style farm buildings dating to c.1800 and set around a paved yard. The whole of the house and outbuildings, together with the pig sties, paved yard and walls are a protected building. The northernmost outbuilding is excluded from the listing.

The dwelling and outbuildings are bounded to the north-east, east and south by agricultural land which is under the same ownership, with Route de Vaugrat wrapping around the site to the south-west, west and north. The site is located Outside of the Centres.

### **Relevant History:**

FULL/2024/1620 – Application pending to install door to north-east elevation of building (Protected Building).

FULL/2024/1320 – Application pending for alterations to fenestration to north-east, south-east and north-west elevations (Protected Building).

19/06/2024 – FULL/2024/0870 – Permission granted to refurbish/re-cover roofs, reinstate chimney, install rooflights to south-east and north-west elevations, internal alterations and widen vehicle access to north-west boundary (Protected Building).

06/06/2024 – FULL/2024/0687 – Permission granted for internal alterations and install SVP pipe to south-west elevation (Protected Building).

28/05/2024 – FULL/2024/0609 – Permission granted for the change of use of agricultural land to domestic garden (590sqm) and create agricultural gated vehicle access to north boundary (Protected Building).

29/02/2024 – FULL/2024/0156 – Permission granted to install hard surfacing for temporary period to north-east of property (Protected Building).

### **Existing Use(s):**

Residential use class 1: dwelling house

**Assessment:** *(Tick as appropriate)*

no representation  
accords with policy  
within curtilage  
design acceptable

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| ✓ |
| ✓ |
| ✓ |
| ✓ |

visual amenity acceptable  
no material neighbour impact  
traffic not affected

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| ✓ |
| ✓ |
| ✓ |

**Policies considered most relevant:**

Policy GP1: Landscape Character and Open Land  
Policy GP5: Protected Buildings  
Policy GP8: Design  
Policy GP9: Sustainable Development  
Policy GP13: Householder Development

**Conclusion/Brief comment:**

It is proposed to construct a two-bay extension to the south west gable of the house. The extension would match the main house in eaves and ridge height and front building line and would be tied in using the existing 'tusking' stones and accessed at ground floor via a former doorway opening. The chimney and windows would match those of the main house but to distinguish it from the main house the extension would be finished in render. A tourelle feature is proposed on the rear elevation and angled glazing at the west corner. The rendered name plaque present on the existing gable would be replicated on the new.

Due to its rarity, the unfinished element of the house is of high value. Construction of the extension as proposed would retain the exposed 'tusking' stones as evidence of the former plan of the house and would respect the proportions and lines of the existing. Therefore, the physical impact on the protected building and the impact on its setting would be minor/moderate and the effect on the overall special interest would be moderate. The proposal accords with Policy GP5.

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.

**Recommendation:**

Grant with Conditions

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| ✓ |
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**Date:** 30/10/2024

