

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 extension and install replacement roof covering to north-east elevation, erect single storey extension to north-west elevation, install external staircase to south-west elevation, and fenestration alterations (Protected Building).

LOCATION: Les Vardes Farm, Route De Port Grat, St. Sampson.

APPLICANT: Mr & Mrs P Stenner

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: 25/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: 2415/1B, 2415/2B, 2415/3B, 2415/4B, 2415/5B and 2415/6B and email from Geoff Le Friec dated 25/02/2026

Application Ref: FULL/2025/1866

Property Ref: B019640000

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 installation:

- a) large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement external doors and windows; and
- b) specifications or samples for all new and replacement hard-surfacing; and
- c) the location and external appearance of all new vents and extractors

shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To conserve the special interest of the protected building and in the interests of visual amenity.

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

Reason - To conserve the special interest of the protected building.

6.The slate to be used in the replacement of the roof of the northeast wing and the approved single-storey extension hereby approved shall be of the same type, size, texture and colour as that used on the main, Les Vardes Farm house and shall be laid in matching courses unless otherwise agreed in writing by the Authority.

Reason - To preserve the special interest of the protected building and in the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 24/02/2029 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



PLANNING APPLICATION REPORT

Application No: FULL/2025/1866
Property Ref: B019640000
Valid date: 08/12/2025
Location: Les Vardes Farm Route De Port Grat St. Sampson Guernsey
GY2 4TB
Proposal: Demolish extension and install replacement roof covering to
north-east elevation, erect single storey extension to north-
west elevation, install external staircase to south-west
elevation, and fenestration alterations (Protected Building).

Applicant: Mr & Mrs P Stenner

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 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 installation:

- a) large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement external doors and windows; and
- b) specifications or samples for all new and replacement hard-surfacing; and
- c) the location and external appearance of all new vents and extractors

shall be submitted for the written agreement of the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - To conserve the special interest of the protected building and in the interests of visual amenity.

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6. The slate to be used in the replacement of the roof of the northeast wing and the approved single-storey extension hereby approved shall be of the same type, size, texture and colour as that used on the main, Les Vardes Farm house and shall be laid in matching courses unless otherwise agreed in writing by the Authority.

Reason - To preserve the special interest of the protected building and in the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The application relates to the demolition of an existing flat roof extension attached to the main house and the erection of a replacement, single-storey extension. The scheme also proposes replacement roof covering to the north-east extension to the main house and construction of external metal steps (retrospective) to the southwest of the dwelling. The application was deferred for elements to be omitted from this scheme including external steps and rooflights to the front and rear of the main house both of which have been undertaken without the benefit of planning permission.

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

The exterior of the house and the exterior of the outbuildings, attached to the house and detached, together with the circular trough, the monolithic gate posts, the

roadside and garden walls are Protected. The south wing, the west wings and the lean-to glasshouse/shed and the glasshouse are excluded from the listing.

Relevant History:

FULL/2024/1499 - Demolish and rebuild chimneys, install replacement roof covering, demolish chimney, install replacement roof to extension to south-west elevation of main dwelling. Install replacement roof to north elevation of outbuilding (known as the dairy) to the north of the main house. Repair and repoint outbuildings and garden walls (Protected Building) (part retrospective) – granted

FULL/2025/0441 - Change of use of section of dwelling from Residential Use Class 1 to 2 self-catering cottages (Use Class 8). Raise, alter roof ridge height and extend at first floor level, alter chimney, repoint walls, internal and fenestration alterations (Protected Building) – granted

The curtilage of the site was defined in 2024.

Various other recent applications are/having been considered by the Planning Service but are not directly relevant to the main house at Les Vardes Farm.

Existing Use(s):

01 dwellinghouse

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:

Island Development Plan policies:

- GP5: Protected Buildings
- GP8: Design
- GP9: Sustainable Development
- GP13: Householder Development

Conclusion/Brief comment:

The application relates to the demolition and replacement of a small, single-storey extension from the northeast to northwest elevation, the replacement of the roof covering to the two-storey extension to the northeast of the existing dwelling,

Les Vardes Farm and the installation of a metal external staircase to the southwest of the building. Alterations are also proposed to fenestration within the two-storey northeast part of the building.

The following works represent the reasonable aspiration of the property owner that would outweigh harm in accordance with Policy GP5:

- Create double sash window (northeast elevation)
- Replace doors in enlarged openings and install steps
- Replace/unlock and reinstate ground floor window and door (northwest elevation)
- Install replacement roof structure and slates (northeast wing) – not clearly shown on the drawings but email confirmation provided (25/02/2026)
- Demolish extension
- Erect single-storey lean-to extension (northwest elevation) with associated works to alter ground levels
- Install external metal staircase and door (southwest elevation)

The works outlined above represent reasonable aspirations of the property owner that would outweigh the harm to the special interest of the protected buildings in accordance with the aims of Policy GP5. The works represent a good standard of design and will not result in harm to the character and appearance of the locality or residential amenity in line with Policies GP8, GP9 and GP13 of the IDP.

It is reasonable to impose various planning conditions to the permission relating joinery, vents etc. and the new slates to the roof of the northeast wing and new lean-to.

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.

Subject to conditions it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 25/02/2026