

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: Install replacement roof covering and fenestration to outbuilding/store. Erect wall, external steps, gate and install hardstanding to west of site and erect gates to south-west boundary. Install hardstanding and external step to north of site. (Retrospective) (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: 15/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: G E Le Friec: 2314/R1A & /R2A

Application Ref: FULL/2025/1885

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.

Expiry Date: This permission will cease to have effect on 14/05/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Attention is drawn to various works around the site which have been undertaken without the benefit of planning permission including but not limited to:
Stone wall, planters and steps (south of main house)
Changes in land level (south/southeast of main house)
Installation of CCTV across the site
Gravel to east of cobbles and north of the cottage
Replacement windows to barn
Removal of the roof of the longbarn
These matters may need to be referred to Planning Enforcement and it must be noted that in the case of protected buildings such unauthorised works represent a criminal offence.

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/2025/1885
Property Ref: B019640000
Valid date: 02/01/2026
Location: Les Vardes Farm Route De Port Grat St. Sampson Guernsey GY2 4TB
Proposal: Install replacement roof covering and fenestration to outbuilding/store. Erect wall, external steps, gate and install hardstanding to west of site and erect gates to south-west boundary. Install hardstanding and external step to north of site. (Retrospective) (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.

INFORMATIVES

Attention is drawn to various works around the site which have been undertaken without the benefit of planning permission including but not limited to:

Stone wall, planters and steps (south of main house)

Changes in land level (south/southeast of main house)

Installation of CCTV across the site

Gravel to east of cobbles and north of the cottage

Replacement windows to barn

Removal of the roof of the longbarn

These matters may need to be referred to Planning Enforcement and it must be noted that in the case of protected buildings such unauthorised works represent a criminal offence.

OFFICER'S REPORT

Brief Description of the site:

The store is attached to the eastern wall of the pitched roof building often referred to as the 'cottage' and west of the taller, 'longbarn' where the roof has been removed. It is a single-storey building with granite exterior and timber windows and doors along with sliding metal doors to the south elevation. Fenestration exists in the north, south and east elevations of this building which the application indicates was a former pig sty and former slaughterhouse.

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/2024/0097 - Install cladding and door to south-west gable to outbuilding.
(Protected Building) – granted

FULL/2024/1197 - Convert, replace roof and alter building to create dwelling and associated works, alter access and erect pedestrian and vehicle gates to south-west boundary (Part Retrospective) (Protected Building) – refused

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/2024/1963 – Reconstruct wall and alter vehicle access to west boundary (Protected Building) – 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

FULL/2025/1866 - 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) – under consideration

The curtilage of the site was defined in 2024.

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 Authority has a duty under Section 34 of the Law to wherever possible ensure the special interest of a protected building is not harmed and to pay special to preserving the protected building's special characteristics. This duty is encapsulated in Policy GP5 which supports proposals to extend or alter a protected building where the development proposed does not have an adverse effect on the special interest of the particular protected building or its setting. The policy states that in all cases proposals must accord with other relevant policies of the IDP.

The application seeks retrospective permission for various works undertaken to and around an existing domestic outbuilding within the complex at Les Vardes Farm. The application seeks to regularise the works carried out without permission:

- Replace timber doors and windows (north, south and east elevations of store)
- Alter roof form and replace asbestos roof cladding with profiled insulated metal sheeting coated with PVCu (to store)
- Alter shape of window opening (south elevation of store)
- Reinstate window (north of store elevation)
- Reconstruct walls (north of store and west of cottage)
- Replace rainwater goods and install fascia (to store)
- Install two sets of metal/timber gates
- Install stone setts (north of store (and cottage)) and north of the barn
- Form two openings and steps (west of cottage and west of longbarn)

Gravel hardsurfacing is noted as forming the surface south of the store although the extent of which is not clear from the drawings and this had not been installed when the site was last visited by the case officer (13/01/2026). No reference is made in the associated covering letter to this gravel surfacing and so as the plans are not clear and precise in this regard so this will not form part of the assessment of this application. Nor does the application cover the installation of gravel hardstanding to the north of the cottage and store which remains unauthorised works, as do other works on the site.

No Statement of Significance has been provided in support of the application.

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.

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: 14/05/2026