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, erect single storey extension and alterations to existing shed to north-west 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: 25/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Mark Frampton & Company: 2024/658/18
Applicant email dated 18/03/2026 and photograph of proposed steps

Application Ref: FULL/2026/0175

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 removal of the existing doors, large-scale drawings (1:20 elevations; 1:5 sections) of the new doors shall be submitted to and approved in writing by the Authority. The works shall then be completed in accordance with the approved details.

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

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

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

6. No consent is conferred for removal of the machinery from the shed. Unless otherwise agreed in writing by the Authority this must be retained in situ and protected for the duration of works.

Reason - To ensure the retention of historic fabric to preserve the special interest of the protected building.

7. The rooflights hereby approved shall be fitted flush with the roof plane in which they are installed.

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

Expiry Date: This permission will cease to have effect on 24/03/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With regards to the paved yard area, the paving is protected itself as well as being within the setting of the protected buildings. Changes to this surface would be considered development but, in this instance as the proposal appears to involve sympathetically inserting stone where there are gaps rather than disturbing the established paving, the works can be considered a minor alteration under Class 5 of the exemptions. Should any removal or relocation of established paving be proposed further details shall be submitted prior to the removal or relocation of any established paving.

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 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/2026/0175
Property Ref:	B019480000
Valid date:	23/02/2026
Location:	Le Vaugrat Farm Route De Vaugrat St. Sampson Guernsey GY2 4TA
Proposal:	Demolish extension, erect single storey extension and alterations to existing shed to north-west elevation (Protected Building).
Applicant:	Ms L Brouard

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).

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.

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

INFORMATIVES

With regards to the paved yard area, the paving is protected itself as well as being within the setting of the protected buildings. Changes to this surface would be considered development but, in this instance as the proposal appears to involve sympathetically inserting stone where there are gaps rather than disturbing the established paving, the works can be considered a minor alteration under Class 5 of the exemptions. Should any removal or relocation of established paving be proposed further details shall be submitted prior to the removal or relocation of any established paving.

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.

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to demolish extension, erect single storey extension and alterations to existing shed to north-west elevation.

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 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:

27/01/2026 – PREA/2026/0037 – Pre-application advice regarding demolish existing lean-to and replace with glazed porch.

28/01/2026 – FULL/2025/1446 – Permission granted for alterations to door to south-east elevation and install replacement door to north-west elevation (Protected Building).

19/09/2025 – FULL/2025/1283 – Permission granted to demolish extension, replace roof covering and install rooflights to north west elevation, remove section of wall to create open shed, install hardstanding to create parking area to north east of property (Protected Building).

26/11/2024 - FULL/2024/1620 – Permission granted to install door to north-east elevation of building (Protected Building).

30/10/2024 – FULL/2024/1424 – Permission granted to erect two storey extension to south-west (side) elevation (Protected Building).

18/12/2024 - FULL/2024/1320 – Permission granted 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).

Existing Use(s):

Residential use class 1: dwelling house

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:

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

Conclusion/Brief comment:

During the course of consideration details of the stone steps were provided and the details submitted are acceptable. With regards to the paved yard area, the paving is protected itself as well as being within the setting of the protected buildings. Changes to this surface would be considered development but, in this instance as the proposal appears to involve sympathetically inserting stone where there are gaps rather than disturbing the established paving, the works can be considered a minor alteration under Class 5 of the exemptions. Should any removal or relocation of established paving be proposed then further details would need to be submitted. Pending details of doors and vents, the proposal achieves a high standard of design and would have no adverse effects on the special interest of the protected building.

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 ✓

Date: 25/03/2026