The Government of Sark

DEVELOPMENT CONTROL COMMITTEE

A COMMITTEE OF THE CHIEF PLEAS OF SARK
COMMITTEE OFFICE, LA CHASSE MARETTE, SARK GY10 1SF
Telephone: (01481) 832118 E-mail: development.control@sarkgov.co.uk

Development Control Committee applications guidance sheet 2026

Legislation

The Caravans (Sark) Law, 1957

The Sewerage (Sark) Law, 1978

The Development Control (Sark) Law, 1991

The Development Control (Sark) Ordinance, 1992

The Development Control (Sark) (Amendment) Law, 2008

The Development Control (Sark) (Amendment) Ordinance, 2000,2009 & 2011

The Development Control (Signs) (Sark) Ordinance, 2014

Definitions

Development is defined by The Development Control (Sark) Law, 1991 as carrying out of any building, engineering, mining or other operation in, on, over or under land and includes the making of any material change in the use of any building or land

Commercial Signs

Under The Development Control (Signs) (Sark) Ordinance, 2014 signs could include posters, banners or flags.

Landowner - Legal owner of the land

Lease holder – tenant under lease

Agent – Could be a builder or contractor

Drain means a drain used for the drainage of one building or of any building or yards appurtenant to buildings within the same curtilage

Drainage includes the conveyance of refuse water and the conveyance of rain water from roofs

Sewer includes sewers of every description used for the drainage of any building or land and also includes sewage disposal works and any other apparatus used in connection with such drainage.

Application form

The application form is available https://tinyurl.com/ywjtu94h or hard copies can be collected from the Committee Office.

Supporting information – providing information first will avoid unnecessary delays as information is requested

Site Plan – Please show position of building/structure on site in relation to adjacent properties

Building plan- outline (and internal arrangements) of the development

Illustration – for shed and green houses a brochure picture may be acceptable

Elevations – for new builds and extensions

Measurements- ideally in metres

Drainage – please provide details of handling wastewater and/or sewage

Landowner – written consent required. If you are **NOT** the owner of the property or land please ensure you have owner's authority.

Application fees

The fees are on the forms, they are separated into Non Chargeable, Category one – freestanding construction/demolition and rebuild/placing of structures and Category two – Extensions and alterations to existing buildings or previous applications.

If in any doubt as to the correct category, contact the Committee Office.

Process

The Committee meet once a month. If unsure of the meeting please find the most up to date calendar here https://sarkgov.co.uk/meetings-diary.

Once applications are submitted, the Committee may Approve, Defer or Refuse an application.

Approval

If the Committee Approve the application, you will receive a letter shortly after the meeting confirming the approval.

Deferral

The Committee may defer to request more information, request **POLING**, to advertise in the **PUBLIC BOXES** or conduct a **SITE VISIT**. You will receive a letter shortly after the meeting detailing any requests.

Refusal

The Committee may Refuse an application. You will receive a letter with the grounds the application was Reused.

POLING

The Committee may ask you to POLE the ridge, profile and footprint of an application. The purpose of POLING is to indicate to both the Committee and the public what impact the proposed development will have on a site and the surrounding properties.

Factors to be taken into account

Under The Development Control (Sark) Ordinance, 1992 various factors can be taken into account. A summary of the factors are below.

- Effect on natural beauty of the area
- Desirability of keeping land adjacent to foreshores and cliffs
- Suitability of the land
- Suitability of the land as agricultural land
- The impact on the character or amenity of the locality of the area
- The effect of any development on roads, services and adjoining properties
- The availability and proximity of services
- The effect on historical or archaeological significance of the proposed site

- The environmental effect of the development

Public Notices

Public notices are displayed after each meeting once the applicants have been notified with the applications, applicant name and outcomes displayed. They can be found here https://sarkgov.co.uk/dcc-notices. Only details necessary in relation to making an application will be disclosed.

Work carried out without written permission

Carrying out work without written permission contravenes The Development Control (Sark) Ordinance, 1992 and may result in the involvement of the Sark Constable.

Tribunal

If your application is REFUSED, you can appeal the decision to the Development Control Committee Tribunal with in six months of the decision. To appeal the decision please contact the Prevôt.

The Tribunal are an independent legal body elected by Chief Pleas whose members do not sit on Chief Pleas.

The only basis upon which an appeal can be made is that the Committee has been unreasonable or has acted ultra vires, i.e exceeded its lawful powers.

The decision of the Tribunal is legally binding on both parties. An appeal against the decision of the Tribunal can only be made on a point of law and only to the Royal Court in Guernsey.

The Appeals Tribunal consists of a panel of 5 people, a Chairman, vice-Chairman and three others, of whom 3 are selected to sit on any one appeal.

Applicants are recommended to seek advice from an independent professional advisor where appropriate.