

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: Alter vehicle access, erect pillars and gate to north (roadside) boundary.

LOCATION: Mont D'Aval, Rue Des Pointes, St. Pierre Du Bois.

APPLICANT: Pragnell Guernsey Limited

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: 18/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Coloini+Lane - 23097//2105 Revision 04 and 2005 revision 07.
Gates By Aperture: Gate Plans (4 Pages), date stamped received 12/02/26.

Application Ref: FULL/2026/0025

Property Ref: F01008A000

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.The stone to be used in the construction of the new works hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - In the interests of visual amenity.

Expiry Date: This permission will cease to have effect on 17/03/2029 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/2026/0025
Property Ref: F01008A000
Valid date: 20/01/2026
Location: Mont D'Aval Rue Des Pointes St. Pierre Du Bois Guernsey
GY7 9BR
Proposal: Alter vehicle access, erect pillars and gate to north (roadside)
boundary.
Applicant: Pragnell Guernsey Limited

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.

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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. The stone to be used in the construction of the new works hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - In the interests of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

Mont d'Aval is a substantial two-storey dwelling situated to the west of the road and with the existing access driveway situated in the northern corner of the site, adjacent to an area of agricultural land that falls within the same ownership and control as the application site.

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

The site is situated in the plateau landscape character as set out in Annex I of the IDP which is *"characterised by a web of hedges, banks, hedgerow trees and tree-lined lanes, which enclose numerous small pastures. Interspersed through this field pattern are a series of small scattered settlements, usually in lower sheltered ground and surrounded by mature trees. ... The landscape fabric of hedges, banks and tree-lined lanes generally keeps views short. ... The Western Plateau is generally less affected by mid-to-late twentieth century development. The landscape consists of a series of broad erosion platforms stepping gradually down to the west and is much dissected by the deeply cut valleys. Open fields, divided by low earth banks, are interspersed with established farmsteads surrounded by mature trees. The open farmland on higher ground provides views out to the Western Bays and across the sub-zones from one church spire to the next."*

Relevant History:

FULL/2024/2059 - Install padel court to southwest of site, erect single storey extension with extended balcony at 1st floor level to west elevation – granted

FULL/2026/0030 - remove a section of hedge and erect a pedestrian gate to agricultural land – under consideration

Existing Use(s):

01 dwellinghouse

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

x
x
x
x

visual amenity acceptable
no material neighbour impact
traffic not affected

x
x
x

Policies considered most relevant:

GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development
GP13: Householder development
IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

As originally submitted, the application proposed to erect gates, with a scalloped top and a maximum height of 1.8m, with associated gate pillars to the existing vehicular access at Mont d'Aval, Rue Des Pointes. The submission was accompanied by a Design and Access Statement setting out that the scheme had been carefully considered and designed to reflect the established architectural character of the area, with a form and material palette consistent with neighbouring properties so that the gate would sit comfortably within its context and contribute positively to the streetscape whilst maintaining a cohesive and respectful relationship with the surrounding built environment. The submission also highlighted that consideration had been given to the surrounding landscape and visibility in the public realm. The use of a traditional stone wall and a modern timber or aluminium gate was proposed to create an attractive and contextually appropriate feature with existing site levels unchanged and the stone wall tying into the existing boundary wall and with little impact on the hedgerow.

Without request by the Planning Service the application drawings were amended during the course of consideration to show an electric, sliding, aluminium gate with flat top and dark finish with 2m high gate pillars. Although the drawings refer to a scale of 1:50 they also refer to 1:100 scale which is correct in this case. The pillars and gate are shown to be set slightly back from the road frontage.

The existing roadside boundary is marked by a low granite wall and mature, managed hedge. This is the case to either side of the access although it is noted that the vehicular access location is in close proximity to the adjoining agricultural land to the north of the site where the land is more open and undeveloped. When travelling south along Rue Des Pointes the proposed gates and pillars will be seen in the context of the existing two-storey dwelling on the site and when travelling north the gate will not be visible in the wider streetscene given the existing wall and hedge that forms the application site boundary.

The site is located in an area where residential development is sporadic and nearby properties do not currently incorporate gates to the vehicular access points. In this regard therefore, the proposed high pillars and gates would not reflect the existing situation but it is also noted that property ages/types in the vicinity are also varied and Policy GP13 seeks to provide householders with flexibility to exert personal choice for development proposals. In this case the gates will generally be seen in the context of the existing, modern, dwelling and represent a good standard of design that respects the development on this site and will not result in undue harm to the open landscape concerned.

The revised drawings show that the gates will be set back from the road frontage by c. 4m which would allow for vehicles to partially clear the carriageway whilst the gates are opening. Given the rural location of the site this is not a heavily trafficked road and the proposals will not generate undue highway safety concerns in terms of disrupting the free flow of traffic in this location. The access is also situated opposite another residential property and access which will also help alleviate difficulties for vehicles passing one another in this lane.

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.

In view of the above it is recommended that permission is granted.

Recommendation:

Grant with Conditions



Date: 17/03/2026

