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: Erect section of boundary wall, alter vehicle access and erect gate to south-west boundary. Erect gate to existing vehicle access to south boundary.

LOCATION: Le Pave, Rue De La Porte, Castel.

APPLICANT: Mr & Mrs C & K Collenette

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: 28/09/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 07/08/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects - 3895 PL01A, 04A, 05A

Application Ref: FULL/2026/1187

Property Ref: D009640000

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. Within 2 months of the vehicular access being widened to the rear (north) of the site, the new granite wall shall be constructed in a manner to match as closely as possible to the existing roadside wall, in terms of its method of construction and appearance, in accordance with the approved details on drawing no: PL04 A.

Reason - in the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

5.This decision does not give consent for the installation of an existing timber fence located to the front (east) of the property, sited immediately adjacent to a pedestrian footpath known as La Bissonierie, as shown on drawing ref: PL05 A.

Reason - To define the extent of this permission.

Expiry Date: This permission will cease to have effect on 27/09/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-
In light of Condition 5, it does not appear that planning consent has been issued for the existing fence, and therefore it is encouraged that the fence is removed, or that you seek retrospective permission for such structure to regularise the development. Such application will be considered on its own individual merits and determined without prejudice under the Island Development Plan policies.

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/2026/1187
Property Ref:	D009640000
Valid date:	07/08/2026
Location:	Le Pave Rue De La Porte Castel Guernsey GY5 7JR
Proposal:	Erect section of boundary wall, alter vehicle access and erect gate to south-west boundary. Erect gate to existing vehicle access to south boundary.
Applicant:	Mr & Mrs C & K Collenette

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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. Within 2 months of the vehicular access being widened to the rear (north) of the site, the new granite wall shall be constructed in a manner to match as closely as possible to the existing roadside wall, in terms of its method of construction and appearance, in accordance with the approved details on drawing no: PL04 A.

Reason - in the interests of visual amenity and to conserve the character and appearance of the Conservation Area.

5. This decision does not give consent for the installation of an existing timber fence located to the front (east) of the property, sited immediately adjacent to a pedestrian footpath known as La Bissonierie, as shown on drawing ref: PL05 A.

Reason - To define the extent of this permission.

INFORMATIVES

In light of Condition 5, it does not appear that planning consent has been issued for the existing fence, and therefore it is encouraged that the fence is removed, or that you seek retrospective permission for such structure to regularise the development. Such application will be considered on its own individual merits and determined without prejudice under the Island Development Plan policies.

OFFICER'S REPORT

Brief Description of the site:

The property known as 'Le Pave' consists of a traditional granite dwelling-house with associated outbuildings.

The façade of the dwelling faces onto Rue de la Porte. The property is accessed by both Rue de la Porte and Rue des Belles, with a pedestrian lane, La Bissonerie, running along the eastern boundary.

The gable end of the dwelling faces towards Rue des Belles, with the rear of the dwelling and outbuilding visible in public views due to the height of the roadside boundary wall.

The property is located Outside of the Centres and is within the Kings Mills Conservation Area as defined in the Island Development Plan.

Planning permission was refused in 2005 to erect a timber fence along the south-east boundary of the property.

More recently, planning permission has been to erect an extension to the rear of the property, adjacent to the west boundary.

Planning permission is sought to erect an 'open' style, 1.2m high timber gate to the front of the property, with a 1.8m high 'solid' style timber gate to the rear. It is also proposed to erect a granite wall to the north of the new gate to the rear of the property, in a bellmouth design.

Relevant History:

Reference No	Description	Decision	Date
FULL/2024/1693	Demolish extension, erect single storey extension to north-west (rear) elevation. Alterations to fenestration to outbuilding/garage.	Granted	2024
FULL/2022/0537	Demolish conservatory, erect 1.5 storey extension and install solar panels to west (rear) elevation, erect single storey extension to south elevation of outbuilding to create dower unit.	Granted	2022
PRCN/2005/4153	Erect fence (retrospective) (reconsideration).	Refused	2006
PAPP/2004/4171	Erect fence (retrospective).	Refused	2005

Existing Use(s):

Residential

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:

GP1 Landscape Character and Open Land
GP4 Conservation Areas
GP8 Design
GP9 Sustainable Development
GP13 Householder Development

IP9 Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting Conservation Areas that special attention shall be paid to the desirability of preserving and enhancing the character and appearance of that Area.

Policy GP4 (Conservation Areas) states that proposals for development within a Conservation Area will be supported where the development conserves and, where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.

Both gates are appropriate in terms of their design, size, material and appearance and respect the character and appearance of the Conservation Area. In addition, the new wall also achieves a high standard of design and mirrors the wall on the opposite side of the driveway. Any impact on the roadside earthbank would be negligible and would not adversely affect the wider landscape character of the area. In addition, while high, the new wall is not considered to have a significant detrimental effect on highway safety when taking into account low traffic speeds and volumes along Rue des Belles. A condition should be attached to ensure that the new wall matches the method of construction and appearance of the existing granite wall.

Furthermore, the drawings include an existing timber fence located adjacent to the proposed gate to the front of the house, sited immediately adjacent to a pedestrian footpath known as La Bissonierie. It does not appear that planning consent has been issued for the existing fence, and therefore it is encouraged that the fence is removed, or retrospective permission is sought for such structure to regularise the development. Such application will be considered on its own individual merits and determined without prejudice under the Island Development Plan policies. An informative to this effect should be attached to the decision.

Overall, the proposal achieves a high enough standard of design for the purposes of Policy GP8 and GP4, subject to appropriate conditions.

The proposal will not cause any adverse effect on neighbour amenity.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

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.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:
Grant with Conditions ☑

Date: 24/09/26