

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 outbuilding and erect dwelling with associated garden and parking.

LOCATION: Bickleigh Park, Les Abreuveurs Road, St. Sampson.

APPLICANT: Hopewood 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: 26/01/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/10/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7160-02/B1A, /B2A & /B3A and Waste Management Plan ref: 7160-02

Application Ref: FULL/2021/2071

Property Ref: B014570000

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 site shall not be first used for residential purposes as hereby approved until such time as all existing buildings, glasshouses and structures shown on the approved plans have been demolished and all ancillary materials, works and structures have been removed from the site.

Reason - To make sure the development takes the form hereby permitted and to satisfy Policy OC7 of the Island Development Plan.

5.The site shall not be first used for residential purposes as hereby approved until such time as the access track has been completed in accordance with the details approved under application reference FULL/2016/0245, or an alternative access route has been agreed in writing by the Authority.

Reason - To ensure appropriate access is provided for the new dwelling.

6.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

7. Prior to the commencement of any work in connection therewith a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting including the treatment of the boundaries of the curtilage of the new dwelling;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iv) finished levels or contours.

Reason - To secure the satisfactory appearance of the completed development in order to help assimilate the development to its surroundings and ensure the curtilage of the dwelling is clearly defined.

8. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

Expiry Date: This permission will cease to have effect on 25/01/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

In reference to condition 6 the way in which waste is dealt with on the site (reused, recycled or disposed of) should be recorded during the clearing of the site and the construction process. This information will be required in order to inform the final Site Waste Management Plan document that is required by condition 6 to be submitted to the Authority at the end of the process. For further information on the Site Waste Management Process please refer to Advice Note for Site Waste Management Plans found under the Site Waste Management Plan link at https://gov.gg/planning_building_permissions

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/2021/2071
Property Ref: B014570000
Valid date: 04/10/2021
Location: Bickleigh Park Les Abreuveurs Road St. Sampson Guernsey
Proposal: Demolish outbuilding and erect dwelling with associated garden and parking.

Applicant: Hopewood 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.

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 site shall not be first used for residential purposes as hereby approved until such time as all existing buildings, glasshouses and structures shown on the approved plans have been demolished and all ancillary materials, works and structures have been removed from the site.

Reason - To make sure the development takes the form hereby permitted and to satisfy Policy OC7 of the Island Development Plan.

5. The site shall not be first used for residential purposes as hereby approved until such time as the access track has been completed in accordance with the details approved under application reference FULL/2016/0245, or an alternative access route has been agreed in writing by the Authority.

Reason - To ensure appropriate access is provided for the new dwelling.

6. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

7. Prior to the commencement of any work in connection therewith a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting including the treatment of the boundaries of the curtilage of the new dwelling;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iv) finished levels or contours.

Reason - To secure the satisfactory appearance of the completed development in order to help assimilate the development to its surroundings and ensure the curtilage of the dwelling is clearly defined.

8. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

INFORMATIVES

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

In reference to condition 6 the way in which waste is dealt with on the site (reused, recycled or disposed of) should be recorded during the clearing of the site and the construction process. This information will be required in order to inform the final Site Waste Management Plan document that is required by condition 6 to be submitted to the Authority at the end of the process. For further information on the Site Waste Management Process please refer to Advice Note for Site Waste Management Plans found under the Site Waste Management Plan link at https://gov.gg/planning_building_permissions

OFFICER'S REPORT

Site Description:

The application site as shown on the submitted plans comprises an area of approximately 1 acre, although the commercial stables building and associated land to the south and east of the application site and the field to the south-west also appear to fall within the same ownership.

The site is set away from nearby public highways, bounded by agricultural land to the north and south, the Capelles school playing field to the east and a residential property to the west. The application site and adjacent stables are currently accessed over a track from La Route des Capelles from the east, however there is no formal right of way over that track. A second access track is approved across fields from Les Abreuveurs Road to the south.

The site comprises a former packing shed and associated glasshouse, an area of hardstanding and a field.

The site is located Outside of the Centres in the Island Development Plan.

Relevant History:

FULL/2013/1247 – create a sand school – granted

FULL/2016/0245 - Create access track through field – granted

FULL/2019/1478 - Convert packing shed to dwelling with associated landscaping and parking. Demolish section of building to west and erect porch to east elevation - granted

Existing Use(s):

28 agriculture (permission granted for a dwelling (01))

Brief Description of Development:

The application relates to the demolition of the packing shed and the erection of a detached, single-storey flat roof dwelling on piles/stilts in the area of the approved conversion scheme. The dwelling is shown to have a grey finish to the flat roof, aluminium or timber windows and doors and stained timber cladding.

In line with the approved conversion scheme the adjoining glasshouse is shown to be demolished and an earthbank created to the north of the dwelling to separate the domestic garden from the agricultural land.

The application was deferred due to concerns relating to the floorspace and volume of the proposed dwelling in relation to Policy GP16(A) because the floorspace as originally submitted would have doubled and the volume would have increased by 54.6%. The scheme was amended in order to address these concerns and the raised terrace was omitted from the scheme.

The scheme was also deferred in order to address the 2020 Strategy for Nature and a Biodiversity Statement has been provided to address biodiversity enhancements on the site.

The application has been accompanied by a Waste Management Plan.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Island Development Plan policies:

OC1: Housing Outside of the Centres

OC5(B): Agriculture Outside of the Centres – Outside the Agriculture Priority Areas
OC7: Redundant glasshouse sites Outside of the Centres
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development
GP15: Creation and Extension of Curtilage
GP16(A): Conversion of Redundant Buildings
GP16(B): Conversion of Redundant Buildings – Demolition and Redevelopment
IP6: Transport infrastructure and support facilities
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

None.

Guernsey Fire and Rescue did however, comment on the previously approved conversion scheme setting out that the access track is not approved for fire service vehicle access because the track, made from compacted hardcore would be free to move and pot holes created over time. The minimum requirement for fire service vehicle access routes that are off road would be a GF 30 (Grid Force) type product. The Grid Force Park product range is not acceptable for Fire Service access routes as this is not strong enough or rated for our Water Tender vehicle access routes.

The use of a Grid Force product (or similar rated product) ensures that the upper layer and level of the track is locked in place and maintained at all times. The whole width of the track does not need to be covered in this product only the wheel/loading bearing areas of the track.

Summary of Issues:

The key issues in this case relate to the principle of the proposed development, the design and appearance of the proposed dwelling and its likely effect on the character and amenity of the locality.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Planning permission has previously been granted for the conversion of a redundant building on the site at Bickleigh Park. Policies OC1, OC5(B), OC7 and GP16(A) have thus been satisfied and the scheme must now be considered with regard to Policy GP16(B) and other relevant policies of the Island Development Plan.

In this case, the site comprises a redundant glasshouse site and this was considered as part of the 2019 application. There has been no change in the proposal with regard to the removal of glass from the site and the reversion of the land to an agricultural field. The application site is located outside of the Agriculture Priority Areas, meeting criteria c. of Policy GP15, and within an area of open land but largely screened from public view. The site is also bounded by established buildings to the south-east. In line with the approved conversion scheme the current scheme proposes to demolish all glass remaining at the site, in accordance with criterion iv) of Policy OC7 and the demolition of the packing shed in order to construct a replacement unit of residential accommodation on the site following the grant of permission under Policy GP16(A). The conclusion remains unchanged, this approach would enable the clearance of the northern part of the site, resulting in an enhanced contribution to the open land surrounding that part of the site, whilst limiting the built form to the south-east part of the site, well grouped with the adjacent building. The proposal would therefore maximise the potential for contribution to open land.

Policy GP16(B) sets out that the demolition and redevelopment of a building that accords with the requirements of the conversion of redundant buildings policy may be acceptable without the need to implement the permission for conversion by physically carrying out the development. There are specific criteria that must be addressed:

a) the conversion scheme has first been granted planning permission

Planning permission was granted for the redevelopment of the existing single-storey packing shed under planning reference FULL/2019/1478 therefore Policy GP16(B) criterion a) has been addressed in this case.

b) the redeveloped scheme is of broadly the same floor space and volume as the approved conversion scheme and, in the case of development for residential purposes, the number of units approved in the conversion scheme is not exceeded

The 2019 planning application related to the formation of a single unit of residential accommodation (one bedroom) and the current scheme also proposes a single dwelling (two bedroom) in accordance with criterion b). The application drawings set out that the existing volume is 162.77 m³ (18.71m³ area in section by 8.7m long) and the proposed volume is 153.12 (13.2m³ area in section by 11.6m long) equating to a 6% decrease.

The Planning Service have calculated the floor area of the revised scheme for a replacement dwelling to be 63.25 sqm compared to the conversion scheme of 50 sqm square metres excluding porch (53sqm including porch). This represents a 19.33% increase in floorspace. The volume of the proposed development as set out in the revised plans would be 153.12m³ and the Planning Service calculate this to be 151.8 m³. This represents a 6.7% decrease in the volume of the building. The scheme as amended therefore meets the aims of criterion b) of Policy GP16(B) of the Plan.

- c) *where the existing building makes a particular positive contribution to the character of an area the replacement building would make an equal or enhanced contribution to the character of that area*

The existing building is not highly visible from outside the site and does not make a particular positive contribution to the character of the area and in this respect Policy GP16(B) criterion c) is satisfied.

- d) *it can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design*

The application has been supported by a supporting statement regarding Policy GP9. This sets out that the development will accord with the requirements of the Building (Guernsey) Regulations, 2012 and that consideration has been given to passive sustainability measures in the layout, form and fabric of the proposed building maximising the use of natural light and avoiding overshadowing. An electric charging point is noted along with the provision of rainwater harvesting and the benefits of removing the glasshouse from the site, permeable paving and a site wide SUDs strategy. The statement makes reference to the benefit of re-building the dwelling to enable improvements to the thermal efficiency of the building and the sustainable sourcing of materials and careful/appropriate disposal of waste.

Paragraph 19.17.14 of the Island Development Plan states that consideration can be given to *“the potential to relocate a structure on the site or to the use of sustainable building and construction techniques to achieve enhancements not possible through the conversion alone. ... in order to support such proposals the Authority will need to be satisfied that there is a significant enhancement in terms of sustainable design and construction of the new building and that there are no increased impacts on ... the character or openness of an area.”*

The level of information provided is considered sufficient in order to demonstrate that the dwelling now proposed would *significantly* enhance sustainable design. The information submitted in this case does demonstrate compliance with Policy GP16(B) criterion d).

Consideration to the impact of the development on the character or openness of the area is assessed below in relation to criterion e).

- e) *it can be demonstrated that the new building can be constructed in such a way as to not have any unacceptable adverse impacts on the landscape character or openness of an area*

The conversion scheme considered under Policy GP16(A) included the same extent of curtilage as is now proposed. There is no change as part of this redevelopment scheme. The impact of the development on the landscape character is assessed elsewhere in this report and is therefore also satisfied in relation to Policy GP15. Policy GP1 is also relevant in relation to the impact on open and undeveloped land.

Whilst there is open land surrounding the site, the building itself would be located on the southern part of the site, well related to the established buildings to the south-east. Furthermore, the site is well screened in public views and the proposal would not impact on openness in those views. The proposed earthbank and hedging along the boundary of the curtilage would effectively delineate the extent of domestic garden to the north of the dwelling, preventing further encroachment into the open land and providing landscape enhancement. It is not however clear how the remainder of the curtilage would be marked and it is recommended that a condition be applied requiring submission of details.

A landscaping condition to address site boundaries may also address matters relating to biodiversity because, although the site is not situated in an Area of Biodiversity Importance (GP15 criteria b.) in line with the States' Strategy for Nature, 2020, which has been adopted as Supplementary Planning Guidance, an application involving the change of use of agricultural land to domestic garden must demonstrate environmental benefits in respect of biodiversity that will be incorporated should planning permission be granted. The Biodiversity Statement makes reference to a detailed landscaping scheme to include new tree planting, wildflower planting and growing fruit and vegetables on the site. It also draws attention to the biodiversity benefit of clearing glasshouses from the site and increasing habitats for nearby wildlife. Subject to an appropriately worded condition the biodiversity enhancement requirements will have been met in this case.

The Island Development Plan sets out that a development should have "no increased impact" on the character or openness of an area. The siting of the replacement dwelling, adjacent to north boundary but largely screened from public view will maintain the openness of the area. The location of the dwelling also ensures that the dwelling does not appear entirely isolated from existing built development in the vicinity.

The new dwelling would be accessed over a track from les Abreuveurs to the south and consideration was given to this access arrangement as part of the approved conversion scheme. It was concluded that the track would be acceptable under the Building Regulations, although unsuitable for the Fire Service the development could incorporate a sprinkler system. Furthermore, an alternative method of surfacing of the track would enable use by a fire tender although the surfacing would require planning permission. The replacement dwelling and no changes in the planning

policies or material planning considerations means that the use of the track for daily residential use remains acceptable.

The proposed development would not have an unacceptable adverse impact on the openness of the area and complies with Policy GP16(B) criterion e).

- f) *it can be demonstrated that the new building can be constructed in such a way as to not have any increased impacts on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area*

This matter is considered in more detail below with regard to Policy GP8 of the Island Development Plan. Policy GP8 supports development that achieves good design that respects the local character but demonstrates an effective and efficient use of land and uses soft and hard landscape where appropriate to help mitigate and/or assimilate a scheme within its setting. The policy recognises the importance of development of a residential nature to allow for flexibility and adaption to suit needs whilst also assuring that proposals have addressed the health and well-being of the future occupiers and neighbours.

As outlined above, the siting of the building will not result in harm to the openness and character of the area. Although the proposed dwelling would not replicate the design and appearance of the existing building or of other dwellings in the locality it does represent a good standard of architectural design that respects the local built environment as set out in more detail above. The scheme accords with Policy GP8 criteria a) and c) of the Island Development Plan.

The erection of a single-storey dwelling on the site does not represent multi-storey development that represents the most efficient and effective use of land however, the existing building is single-storey and providing the accommodation over two floors would, in this case, be likely to have a detrimental impact on the design and appearance of the scheme and the submitted scheme does, in all other respects, meet the aims of Policy GP8. Furthermore, creating a multi-storey building in this case would generate a need to future proof the building in terms of accessibility which could result in the need to accommodate a lift or stairlift thereby impacting on the internal layout of the building, along with issues regarding floorspace and volume.

The siting and layout of the dwelling is such that it will not result in overshadowing, loss of sunlight/daylight or overlooking of any adjoining dwelling and therefore satisfactorily considers the health and well-being of neighbours of the development.

The external space provided to serve the dwelling would be generous and offer an attractive outlook from the dwelling. Overall, the proposed dwelling would provide an adequate living environment, in accordance with Policy GP8(d) and Annex I: Amenities having regard to the health and well-being of occupiers of the development with regard to sunlight/daylight and amenity space.

The single-storey nature of the development is such that the accommodation is on a single level, without stepped access and with an accessible bedroom and bathroom. The accommodation could be used in a different way to that shown on the application drawings and the property could also be extended. Overall, the scheme therefore demonstrates accessibility to and within the building for people of all ages and abilities, offering flexible and adaptable accommodation that can respond to people's needs over time.

Policies IP7 and IP9 relate to private car parking and highway safety, accessibility and capacity respectively. The scheme proposes adequate off-road parking to serve the development along with on-site turning to enable vehicles to turn and exit the site in a forward gear. The proposed dwelling, having regard to the conversion scheme, will not result in an intensification in the use of the access nor an unacceptable increase in traffic on the local roads. The access onto the local road network is satisfactory with regard to road safety and the scheme therefore accords with the requirements of Policies IP7 and IP9 of the Island Development Plan.

Policy GP9, paragraph 19.17.14 states:

This will enable consideration to be given to the potential to relocate a structure on the site or to the use of sustainable building and construction techniques to achieve enhancements not possible through the conversion alone. In this respect, when the demolition and redevelopment of the redundant building is proposed, in order to support such proposals the Authority will need to be satisfied that there is a significant enhancement in terms of the sustainable design and construction of the new building and that there are no increased impacts on neighbouring properties or the character or openness of an area.

The application information sets out that the building will be designed to meet current Building Regulations, has been carefully sited having regard to solar gain and renewable energy provision and will be more sustainable than the conversion scheme previously approved. The impact on residential amenity has been fully considered above as part of the assessment of Policy GP8 of the Island Development Plan. The development will not impact on the special interest of any Conservation Area, Protected Building or Protected Monument.

The application has been accompanied by a Waste Management Plan setting out information relating to the recycling and disposal of waste arising from demolition on the site. It is concluded that further information in connection with a Site Waste Management Plan can be controlled by planning condition and therefore Policy GP9 has been satisfied in this respect.

The proposal includes adequate parking provision, in accordance with Policy IP7. No bicycle storage is provided when considering Policy IP6. Although this matter was previously managed by condition, given that the dwelling is to be served by a garden and exemption rights have not been removed a shed or other shelter could be

provided within the exemption rights for cycles and other domestic storage, to meet the aims of Policy IP6. If a shed were proposed in order to satisfy the earlier planning condition it would be unreasonable to allow this to be used only for cycle storage but rather should be for cycle and other domestic storage.

Traffic associated with the proposed dwelling would utilise an existing access from Les Abreuveurs Road. Whilst, taking into account the current condition of the track, it appears likely that this would represent an increase over the existing use, given the low level of traffic generated from a single dwellinghouse, this would not raise any road safety concerns.

Conclusion

The proposal accords with the purpose of the Law, material considerations and relevant planning policies and a grant of planning permission is recommended.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 26 January 2022