

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 part of outbuilding and erect dwelling with associated landscaping and parking.

LOCATION: Argyll, Foulon Road, St. Peter Port.

APPLICANT: Mr M Carling

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: 22/06/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/11/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Grey Bear drawing no's: 067-3-300B, 301D, 302G, & 304C.

Application Ref: FULL/2021/2443

Property Ref: A310840000

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 works commencing on site, full details of the boundary treatments between the new dwelling and Le Herisson and Hoi Ann to the north-west, and No.8 of Wellington Clos to the south-east, including any change in ground level, shall be submitted to and agreed in writing by the Development & Planning Authority. The work shall be completed in accordance with the agreed details.

Reason - to ensure the boundary treatments are sufficient and would not lead to any harmful effects on neighbour amenity, or the amenities of the new dwelling.

5. No building works shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

i) Full details of hedge planting associated with the new dwelling, noting the species, sizes, numbers and densities of plants.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed in order to help assimilate the development into its surroundings.

6. 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 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 a satisfactory landscaping scheme for the development is agreed in order to help assimilate the development into its surroundings.

7. Notwithstanding the information submitted, the ground floor window in the south-east elevation shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

8. No part of the development, hereby permitted, shall be occupied until turning facilities as shown on drawing numbers 067-3-301 and 067-3-302 have been fully completed.

Reason - In order to allow vehicles to enter and leave the site in a forward direction, in the interests of highway safety.

9. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings and to protect the amenity of nearby occupiers.

Expiry Date: This permission will cease to have effect on 21/06/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is drawn to the Animal Welfare (Guernsey) Ordinance 2012 and the local Strategy for Nature and the need to comply with their provisions. The existing building may be used by bats or other wildlife for roosting and nesting. Measures may therefore need to be taken (including a preliminary survey, consideration of the timing of the works and provision to support wildlife in the long term incorporated into the development) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a survey. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

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/2021/2443
Property Ref: A310840000
Valid date: 03/11/2021
Location: Argyll Foulon Road St. Peter Port Guernsey GY1 1YY
Proposal: Demolish part of outbuilding and erect dwelling with associated landscaping and parking.
Applicant: Mr M Carling

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. Prior to works commencing on site, full details of the boundary treatments between the new dwelling and Le Herisson and Hoi Ann to the north-west, and No.8 of Wellington Clos to the south-east, including any change in ground level, shall be submitted to and agreed in writing by the Development & Planning Authority. The

work shall be completed in accordance with the agreed details.

Reason - to ensure the boundary treatments are sufficient and would not lead to any harmful effects on neighbour amenity, or the amenities of the new dwelling.

5. No building works shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

i) Full details of hedge planting associated with the new dwelling, noting the species, sizes, numbers and densities of plants.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed in order to help assimilate the development into its surroundings.

6. 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 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 a satisfactory landscaping scheme for the development is agreed in order to help assimilate the development into its surroundings.

7. Notwithstanding the information submitted, the ground floor window in the south-east elevation shall be glazed with obscure glass to a minimum of Level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

8. No part of the development, hereby permitted, shall be occupied until turning facilities as shown on drawing numbers 067-3-301 and 067-3-302 have been fully completed.

Reason - In order to allow vehicles to enter and leave the site in a forward direction, in the interests of highway safety.

9. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings and to protect the amenity of nearby occupiers.

INFORMATIVES

Your attention is drawn to the Animal Welfare (Guernsey) Ordinance 2012 and the local Strategy for Nature and the need to comply with their provisions. The existing building may be used by bats or other wildlife for roosting and nesting. Measures may therefore need to be taken (including a preliminary survey, consideration of the timing of the works and provision to support wildlife in the long term incorporated into the development) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a survey. La Société can be contacted on 07781 166924 or email info@societe.org.gg.

OFFICER'S REPORT

Site Description:

"Argyll" consists of a traditional end of terrace, semi-detached dwelling-house served by parking at the front, and a garden to the rear. Planning permission was granted in 2014 (FULL/2014/0070) to demolish three sheds and erect a horticultural store and car port which has since been extended and altered (FULL/2015/1276) and received planning permission to erect a two storey outbuilding and vine house (FULL/2017/1308).

A detached two storey dwelling, known as Le Herisson, was approved as part of application FULL/2019/1610, and has since been built to the rear of the property.

Beau Vallon is situated to the southwest of Argyll and Hoi Ann to the north.

Le Foulon Farm is a complex of buildings situated to the southwest of the site with a driveway along the common boundary with the land to the rear of Argyll.

Wellington Clos features a series of newly built properties to the east of Argyll. A right of way exists over the Clos road and provides access to the rear of Argyll and Le Herisson.

The site is located in the Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

PREA/2020/2377	Erect additional dwelling on land.	Pre-application advice
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FULL/2019/2095	Install a flue on south-west and north-east elevations (retrospective).	Granted
FULL/2019/1610	Erect a dwelling.	Granted
PREA/2019/0136	Convert outbuildings into dwelling	Pre-application advice
FULL/2017/1308	Demolish existing shed and erect a two storey outbuilding and vine house. Install windows, doors and timber cladding to existing tractor shelter to rear of property.	Granted
FULL/2015/1276	Erect lean-to (tractor shelter) extension on horticultural and vehicle store to side (north-west) elevation.	Granted
PREA/2014/2616	Erect new dwelling to the rear	Pre-application advice
FULL/2014/0070	Demolish three sheds and erect a horticultural store and car port	Granted
PREA/2013/2803	Extend to rear of existing property and erect 1 or 2 dwellings.	Granted

Existing Use(s):

Residential

Brief Description of Development:

Planning permission was originally sought to erect an additional, two bedroom dwelling to the south-east corner of the site by extending and altering the existing outbuilding.

Concerns were raised with regards to proposed development, including the size and massing of the new dwelling, the relationship and proximity to the existing dwellings on site, overdevelopment, impact on neighbour amenity and the proposed car parking arrangement.

The agent has submitted revised plans in an attempt to overcome the concerns raised. The revised plans include demolishing part of the existing outbuilding and erecting a two bedroom detached dwelling further away from Le Herisson, a shared driveway and turning point, two tandem parking spaces and a privacy wall to the front of the new dwelling serving a decking area.

Justification for a two bedroom dwelling is set out in the agent's most recent letter dated 30th March 2022 and the letter also addresses factors such as site layout, privacy and overlooking, massing and height, and density of the development, vehicle access and turning and design.

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

Island Development Plan policies:

MC2: Housing in the Main Centres and Main Centre Outer Areas

GP8: Design

GP9: Sustainable Development

GP10: Comprehensive Development

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Representations:

The Authority has received 15 letters of representation from 15 parties objecting to the original and revised proposal. The grounds for objection are predominately duplicated on all representations in relation to the original and revised scheme respectively. Grounds for objection principally relate to the following issues:-

- The likely effect of the development on the reasonable enjoyment of neighbouring properties.
- Right of way concerns.
- Concerns over parking, unobstructed access, provision of turning onsite.
- Increase in vehicular traffic and potential conflict with neighbouring residents.
- Subdivision of the site into independent plots taking the site outside of the control of the applicant.
- No parking provision for trade or visitor parking.
- Boundary disputes.
- Bin storage and use.
- Disappointment with the notification of revised plans.
- Parking provision of allocated parking and a modest turning point alleviated some of the original concerns, although the turning point should be enlarged.
- No gates are shown on the drawings. A condition should be placed on any permission to restrict erecting a vehicular gate within 5m of the boundary with Wellington Clos.
- A condition should be applied to any decision to ensure parking for Le Herisson and a turning access is in place before any works commence on site.

Comments:

La Société Guernesiaise:

"In respect of this application, we would like to highlight that buildings of this type can be used by roosting bats and other wildlife. This likelihood can increase when the property is located within a variable landscape with habitats such as large gardens, farmland or woodland nearby.

We would recommend that the building be inspected for current or recent use by bats or other wildlife by a suitably qualified person prior to any demolition or building works. This would reduce the risk of disturbing or destroying animals which are protected under the Animal Welfare Ordinance 2012. It would also be beneficial to include suitable measures to support roosting bats and nesting birds within the development proposal.

We would request that, if this application is approved, an informative note be added to the Information Sheet as follows -

‘Your attention is drawn to the Animal Welfare (Guernsey) Ordinance 2012 and the local Strategy for Nature and the need to comply with their provisions. The existing building may be used by bats or other wildlife for roosting and nesting. Measures may therefore need to be taken (including a preliminary survey, consideration of the timing of the works and provision to support wildlife in the long term incorporated into the development) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a survey. La Société can be contacted on 07781 166924 or email info@societe.org.gg.’

Consultations:

None.

Summary of Issues:

The main issues in deciding this application are:

1. Whether the principle of a new dwelling is appropriate in this location;
2. Comprehensive development
3. The impact of the development on the character and appearance of the area;
4. The impact of the development on the amenity of people living in the area, including the residents of the existing and new house; and
5. Parking and access issues, taking into account the above planning policies.

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.

Whether the principle of a new dwelling is appropriate in this location

Policy MC2 makes clear that development for new housing will only be supported in Main Centres and Main Centre Outer Areas where they accord with all other relevant policies of the IDP and where the dwelling type, mix and size is appropriate.

The site is not identified as Important Open Land and a Development Framework and Waste Management Plan is not required. Criterion C) of Policy MC2 is therefore not relevant in this instance.

The application site is within a Main Centre Outer Area therefore the principle of housing development is acceptable. Further consideration as to whether the development would be in character with its surroundings, would be of satisfactory design and would comply with other relevant policies, is assessed below.

Comprehensive development

Policy GP10: Comprehensive Development outlines that in considering proposals for development the Authority will take into account the need for proposals to conform to a comprehensive scheme for the whole site or area to make the most efficient and effective use of land. Proposals will not be supported where, in isolation they would compromise the most efficient and effective use of land. Policy GP8 criteria b) sets out that development should demonstrate the most efficient and effective use of land.

As noted in the officer's report as part of application FULL/2019/1610, *"the retention of the existing outbuildings on this site limits the developable area for this site and therefore this precludes the potential for more development on this site"*.

Given that the amended proposal seeks to demolish a large proportion of the existing outbuilding, this has in turn allowed for more developable land to be used as part of the proposed development. Although, it is noted that the part of the existing outbuilding (tractor store) would remain and therefore does not allow the full extent of the land to be used as part of a comprehensive development.

Subject to appropriate design that respects the existing built form of the site and surrounding area, together with the amenities of neighbouring residents, the development would satisfy the requirements of Policy GP10.

The impact of the development on the character and appearance of the area

The proposed development includes a single storey, pitched roof two bedroom dwelling with timber cladded and granite exterior and a clay pantile roof.

The application site is within a predominantly residential area. There is a mix of building scales, styles and forms in the locality. The proposed 2 bedroom, single storey dwelling is considered to respect the surrounding built environment.

Although views of the property are likely to be visible from Route Isabelle, the new development will be seen in the context with newly built residential development in the foreground. On this basis, the proposal will not result in harm to the character and appearance of the locality as a result of the single storey nature of the development. The scheme therefore complies with Policy GP8 criteria a) and c) of the Island Development Plan.

As set out in the agent's letter of 30th March 2022, the proposed dwelling has taken into account the local built environment by reflecting the materiality of that used as part of the newly-built properties on Wellington Clos by virtue of incorporating traditional pantile roofs, local granite walls, and utilising timber cladding to reflect the choice of materials used as part of Le Herisson. The incorporation of oak and timber frame details will provide individuality to the site in a subtle manner to create interest and character, whilst respecting the overarching palate of materials found within the vicinity. The agent has also reflected on this concept which was adopted as part of the Merriman Court development.

The application satisfactorily demonstrates making the most effective and efficient use of the land available, whilst respecting the original house (Argyll), Le Herrison and the surrounding local built environment (Policy GP8, Design).

The scheme does not include a detailed landscaping scheme but does indicate areas where existing trees and planting are to be retained, as well as proposed landscaping. It is reasonable and appropriate to impose a landscaping scheme condition to help assimilate the development into its surroundings, and to provide an appropriate boundary treatment between the new dwelling and neighbouring properties in the interest of neighbour amenity, particularly between the new dwelling and Le Herrison.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development), including the incorporation of a level access threshold.

The impact of the development on the amenity of people living in the area, including the residents of the existing and new house

Careful consideration has been given to the effect of the development on the amenities of neighbouring residents. The south-east elevation comprises a predominately 'blank' elevation, apart from an obscure glazed window serving an en-suite, and therefore is not considered to affect the neighbouring property to the south-east of the new dwelling. It is reasonable to attach a condition to ensure that the obscure glazed window is retained in perpetuity in the interests of neighbour amenity.

In addition, the single storey nature of the development, coupled with its orientation, change in ground level, and relationship to neighbouring properties on all boundaries, is unlikely to cause any undue harm to the amenities of neighbouring residents by virtue of the thought-out design of the new dwelling.

The agent has included a privacy wall to the front of the dwelling serving a decking area in order to limit the overlooking effect from Le Herisson due to its relationship.

It is however reasonable to attach a condition to ensure that full details of the boundary treatment between the new dwelling and Le Herisson and Hoi Ann to the north-west, and No.8 to the south-east are agreed in writing, together with any change in ground level in order to ensure the boundary treatments are satisfactory and would not result in any harmful effects.

The proposed dwelling is considered to satisfy the amenity standards set out in Annex 1 (Amenities) of the IDP, therefore a satisfactory level of amenity is afforded to future occupiers as a result of the development.

Following the alterations to the boundary ownership of the site, the external amenity space for Argyll, Le Herisson and the new dwelling would be satisfactory for dwelling-houses within the Main Centre Outer Areas in accordance with Annex 1 (Amenities) of the IDP.

Parking and access issues

The proposed parking arrangement has been revised. The agent has provided a shared driveway and turning point in attempt to overcome the concerns raised. The scheme shows two parking spaces for the new dwelling and therefore accords with the SPG: Parking Standards and Traffic Impact Assessment. The SPG seeks to limit the number of car parking spaces to 2 per dwelling in the Main Centres and Main Centre Outer Areas as part of new housing development in order to reduce the dependency on the car. Two car parking spaces are also to be retained for Le Herisson and provided for by using the existing outbuilding.

Although there are some concerns regarding the accessibility and useability of spaces serving both the new dwelling and 'Le Herisson', the proposed parking arrangement complies with Part P of the Building Regulations (2012) as confirmed in the agent's letter and therefore the initial concerns noted are unfounded.

However should this become an issue in practice, the applicant or agent could widen the proposed turning point and create a more 'direct line' to the existing outbuilding, or deepen the turning point to address any potential impracticalities of the usability of the site.

The additional unit of accommodation is likely to lead to an increase in vehicular traffic, however this would be a limited increase and would not give rise to grounds to refuse the application. No highway safety concerns are raised.

Consequently, given the above, the extent of parking provision is acceptable with regards to Policy GP8 and IP7.

Conclusions

The principle to construct a 2 bedroom dwelling in this location is appropriate under the provisions of Policy MC2 and is considered to respect the character and appearance of the surrounding area.

The dwelling is acceptable in terms of its design, scale, mass, form, siting, layout and materials under Policy GP8, which also demonstrates the most effective and efficient use of land whilst respecting the surrounding built environment.

The new dwelling would satisfy the amenity standards providing a reasonable living environment set out in Annex 1 (Amenities).

The proposal is not considered to cause significant harm to neighbouring residents and have been carefully considered.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

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.

Careful consideration has been given to the representations made by a number of neighbouring residents. Third party private matters, including site boundaries, right of way disputes and bin collection use, are not material planning considerations and therefore cannot be considered as part of a planning application.

It is also noteworthy that there is no requirement for trade or visitor parking provision for one dwelling-house under the Island Development Plan Policies or Supplementary Planning Guidance.

It would be unreasonable to attach a condition to the decision restricting a vehicular access gate, or to require that parking provision is in place before works commence on site.

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

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

Date: 17/06/2022