

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, erect specialist residential unit with associated landscaping and parking. (Protected Monument.)

LOCATION: La Vieille Plage, Sandy Hook, St. Sampson.

APPLICANT: Guernsey Housing Association

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: 17/03/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/12/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture: 3011 SK-01C, 02G, 03E, 04D, 05G, 06E, 07D & 08D.

Application Ref: FULL/2021/2588

Property Ref: B01674A000

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. No development, including site works, shall begin on site until the Protected Monument has been protected, in a manner previously agreed in writing by the Authority. This shall include a substantial hoarding to prevent encroachment onto the Monument site. The Protected Monument shall be protected in the agreed manner for the duration of building operations on the application site.

Reason - To ensure that the Protected Monument is properly protected while building works take place on the site.

5. No development, including site works, shall begin on site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Authority, and no development shall take place except in accordance with the agreed details.

Reason - The application site is located within an area of known archaeological importance and appropriate and satisfactory provision for mitigation measures to avoid damage to the archaeological remains, and/or for archaeological investigation and recording are essential. This condition is imposed to make sure that any features of archaeological interest are protected or recorded.

6. No development, including site works, shall begin until a scheme showing the provision to be made for the parking of cycles has been submitted to and agreed in writing by the Authority, and no part of the building or development hereby permitted shall be used or occupied until the agreed scheme has been fully implemented. The provision for cycles shall not be used for any other purpose.

Reason - To encourage the use of bicycles as an alternative to the car.

7. No development, excluding demolition and site 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) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) any screen walls or similar structures;
- vi) any other structures to be erected or constructed;
- vii) functional services above and below ground; and
- viii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

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

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.

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.

10. No part of the development, hereby permitted, shall be occupied or used until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

11. No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

12. No development, including site clearance and demolition, shall take place until an updated version of the Site Waste Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated Site Waste Management Plan shall take into account any further site surveys or changes to the construction programme, and shall identify an individual with responsibility for regularly monitoring the Site Waste Management Plan. The development shall thereafter be carried out only in accordance with the Site Waste Management Plan so approved.

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.

13. No part of the development hereby permitted 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 and monitored fully in accordance with the Site Waste Management Plan approved under Condition 12 above. Where there has been any variation from the approved Site Waste Management Plan, 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.

Expiry Date: This permission will cease to have effect on 16/03/2025 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/2021/2588
Property Ref: B01674A000
Valid date: 13/12/2021
Location: La Vieille Plage Sandy Hook St. Sampson Guernsey
Proposal: Demolish outbuilding, erect specialist residential unit with associated landscaping and parking. (Protected Monument.)
Applicant: Guernsey Housing Association

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).

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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. No development, including site works, shall begin on site until the Protected Monument has been protected, in a manner previously agreed in writing by the Authority. This shall include a substantial hoarding to prevent encroachment onto the Monument site. The Protected Monument shall be protected in the agreed manner

for the duration of building operations on the application site.

Reason - To ensure that the Protected Monument is properly protected while building works take place on the site.

5. No development, including site works, shall begin on site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and agreed in writing by the Authority, and no development shall take place except in accordance with the agreed details.

Reason - The application site is located within an area of known archaeological importance and appropriate and satisfactory provision for mitigation measures to avoid damage to the archaeological remains, and/or for archaeological investigation and recording are essential. This condition is imposed to make sure that any features of archaeological interest are protected or recorded.

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Reason - To encourage the use of bicycles as an alternative to the car.

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- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) any screen walls or similar structures;
- vi) any other structures to be erected or constructed;
- vii) functional services above and below ground; and
- viii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

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

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.

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.

10. No part of the development, hereby permitted, shall be occupied or used until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

11. No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

12. No development, including site clearance and demolition, shall take place until an updated version of the Site Waste Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated Site Waste Management Plan shall take into account any further site surveys or changes to the construction programme, and shall identify an individual with responsibility for regularly monitoring the Site Waste Management Plan. The development shall thereafter be carried out only in accordance with the Site Waste Management Plan so approved.

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.

13. No part of the development hereby permitted 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 and monitored fully in accordance with the Site Waste Management Plan approved under Condition 12 above. Where there has been any variation from the approved Site Waste Management Plan, the report shall highlight and detail the reasons for this.

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OFFICER'S REPORT

Site Description:

The site is located within the L'Islet Local Centre. The site is an open grassed field, previously known as Sandy Lane Vinery, accessed via a narrow track to the west off Sandy Lane. The land is bordered by blockwork walls and established hedging and trees. There is a 'cist-in-circle' known as L'Islet Dolmen (ref No: PM91) immediately adjacent to the north boundary. The dolmen is a Protected Monument. There are no Protected Buildings within the immediate surrounding area.

The topography of the site is generally flat, the land levels rise on average 0.7m from East to West in the centre of the site, and 1.9m diagonally from the most South/Western point of the site up the most North/Eastern corner of the site.

Relevant History:

None relevant

Brief Description of Development:

Demolish outbuilding, erect 2 storey specialist residential unit with associated landscaping and parking. (Protected Monument.)

Revised plans were received on 21 February 2022. The drawings were amended to remove a gable to the rear elevation and alter proposed fenestration, and to modify the access arrangements in proximity to the Protected Monument.

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

Under the policies of the Island Development Plan (IDP), this site falls within the L'Islet Local Centre Boundary as identified within the Island Development Plan. Key IDP Policies are:

LC2 (Housing in Local Centres);
LC3(A) (Social and Community Facilities in Local Centres – New, Extension, Alteration or Redevelopment of Existing Uses)
GP1 (Landscape Character and Open Land);
GP6 (Protected Monuments);
GP7 (Archaeological Remains);
GP8 (Design);
GP9 (Sustainable Development);
GP10 (Comprehensive Development);
GP11 (Affordable Housing)
IP7 (Private and Communal Car Parking);
IP9 (Highway Safety, Accessibility and Capacity).

The Quantock Cottage Development Framework, Supplementary Planning Guidance was adopted in September 2019

Representations:

Four letters of representation have been received objecting to the application on the following principal grounds:

- The proposals ignore paragraph 8.2 of the Development Framework which sets out parameters for density, form, character, bulk, massing and respect for buildings in the vicinity
- The full site was to allow 5/7 dwellings; this is a portion of the site (63%) and proposes 14 dwellings
- The site is suitable for one or at most two dwellings
- The proposals do not comply with IDP Policy LC2 in terms of scale; the scale and massing of the development being completely wrong for the locale
- The proposal does not consider points c) and d) of Policy GP8; the scale of the development with restricted access does not respect the local built environment or consider the health and well-being of occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private space
- The scale will dwarf existing dwellings
- The plans show adjacent buildings of the same height which do not exist
- The structure is far too high and close to the southern boundary wall
- Proposed structure will tower over back gardens, blocking sunlight, privacy and allowing residents to look down into properties, gardens and neighbours.
- Overlooking from balconies and windows into neighbour's gardens

- Conflict with IDP Policy GP9 due to unacceptable impact on the amenities of neighbouring properties
- The proposal does not provide proper and safe vehicle access
- Access is too narrow and driving through the States' Estate will be dangerous
- The 22 proposed parking spaces is an indication of the traffic expected as well as deliveries and maintenance; the proposal has not considered the approach to the site from Sandy Hook through a narrow one-way and then through an existing estate with narrow roads, parked cars and children playing
- Loss of mature trees, green space and ecology.

Consultations:

States' Archaeologist, Culture and Heritage - Response to application as submitted:

Thank you for your letter of 13 December requesting comments on this application. There are several points of archaeological interest and concern to be raised. Before examining the plans in detail I note that the application form states (at section F) that the proposal does not involve works to a protected building/monument, and (at section G) that no buildings/structures (including walls) are to be demolished. Both statements are incorrect. Part of the proposed access route is within the boundary of the protected monument, as shown on the plan at States of Guernsey: Planning Websearch (gov.gg). The site location and block plan (drawing 3011 SK-01) marks the 'existing redundant water tower to be demolished'; it is also evident from this plan that the concrete wall which currently separates the land parcel including the dolmen from the rest of the site will be removed.

I. Access route

The proximity of the protected monument to the proposed access route through the Sandy Hook estate is evidently the matter of most concern. As you are aware, in 2020 we excavated an area of approximately 15.5m x 5m in the south of the dolmen land parcel which would be affected by this access route. The image on the following page shows the excavation superimposed on the 2019 Digimap air photograph. In terms of the archaeology, the south-eastern part of the monument can effectively be said to end with the large stone marked in red. There are prehistoric archaeological features beyond this point, to the south-east, but they consist of small post-holes cut down into the raised beach which have been fully excavated and recorded, and as such it could be argued that they do not warrant the same degree of protection as the stones.

The stone marked in red on the image above has been carefully triggered up on smaller stones, as shown in the image to the left, viewed from the east. This stone was not moved during the excavation and thus it remains in the position where it was set some 4500 years ago, with potentially significant archaeological deposits beneath it. It is essential that a suitable buffer zone is in place around this stone and the adjacent parts of the monument. The red dots on the plan above mark a distance of approximately 0.5m from the monument, which I would suggest as an absolute minimum; 1m would be preferable. This protection must extend along the southern

boundary of the monument, as shown on the plan, to include the arc of stones which were revealed by the excavation in 2020. For comparative purposes I have reproduced below the excavation plan superimposed on the plans submitted for the application, with the triggered-up stone again marked with a red dot.

This suggests that a distance of 0.5m from the stones is just about respected by the proposed access route, although I note that no details of how it will be demarcated are given. There will need to be a substantial kerb here to deter passing vehicles from mounting it. The letter submitted with the application mentions that 'the boundary to the protected monument has been reinforced with additional planting', but this presumably refers to the north and eastern boundaries, as shown on the architects' plan; no planting should take place in close proximity to the stones, on any side. It is also important to emphasise that the stones must be particularly carefully protected during construction works, when there is likely to be heavy machinery moving backwards and forwards immediately next to the monument; some kind of substantial hoarding should be in place at this time which prevents any encroachment onto the monument site

II. Gravel parking area

The lower part of the image on the previous page (and see also the drone photo, below) shows that the proposed gravel parking area lies mostly outside the area that was excavated in 2020. There is a mound of earth here which almost certainly represents part of the spoil heap from the original excavation of the Sandy Hook tomb in 1912, and as such it holds considerable archaeological potential, both for the previous spoil heap and possible features beneath it. If the location of this parking area is approved then it is essential that this area is excavated archaeologically, rather than simply removed as part of the construction process. The excavation of 2020 revealed some sixteen granite pillars around the southern edge of the dolmen land parcel (see image below). These formed the bases for a cast iron fence which was erected around the entire monument in 1913. These will have to be removed if the application is approved. They remain the property of Culture and Heritage; if an appropriate re-use on the site is suggested by the applicants we will be happy to consider this.

III. The residential unit

As part of the archaeological investigations in 2020 we excavated eighteen test-pits in the larger land parcel forming the bulk of the site (see image below). The test-pits demonstrated that virtually no significant archaeological deposits remain across this area; these were presumably destroyed by the construction of the greenhouses which stood here for much of the twentieth century. For this reason we have no further comments in relation to the archaeology of this part of the site.

To summarize the above, our two principal concerns are as follows:

- Access route: there needs to be a satisfactory buffer zone to the protected monument, in place both throughout the construction process and in the ultimate form of the access to the site.

- Gravel parking: this area needs to be archaeologically excavated prior to development.

It is not the case – as is claimed in the covering letter for the application – that ‘there is nothing of [archaeological] interest remaining’, nor is it simply the case that ‘enhancing the existing access road... will not impact the monument’. While I am pleased to see a genuine wish on the part of the applicants to enhance the setting of the monument, the very close proximity of the stones to the access route is such that the impact of work in this area must be very carefully considered.

States’ Archaeologist, Culture and Heritage - Response to revised proposals:

The modified access arrangement certainly presents an improvement on the original plan, in terms of the protection afforded to the dolmen. It is difficult to calculate accurately off the pdf available online but it would seem that the entrance kerb is now approximately 0.8m from the nearest stone, which is better than the 0.5m I suggested as an absolute minimum in my letter of 22 December 2021, and closer to the desired 1m. It is also good to see that the kerb – formed of timber sleepers – should be sufficiently high to deter all vehicles from encroaching onto the dolmen area – I would certainly be happy to endorse that revision.

Constables of St Sampson

Further to a recent meeting held between representatives of the Douzaine and the Guernsey Housing Association (GHA) in respect of the above application, the Douzaine are understanding of the concept, and the need, for supported living accommodation for adults with learning difficulties. It is also noted as at 26 January 2022 on the “current ‘live’ planning applications” Planning website, representations to be made to the Development & Planning Authority (D&PA) are still *“to be confirmed”*.

The Douzaine would, however, like to raise the following three points:

1. Whilst it is understood that the care requirements of the occupants should be located within one building, the Douzaine are concerned with the overall impression and size of the building.
2. The building also appears to be very close to the southern boundary. This was noted, in the meeting with representatives of the GHA.
3. The Douzaine note the undertaking of the GHA to protect the site which is *“home to L’Islet Dolmen”*. However it is questionable that the overall size and impression of the building is in keeping with Policy GP8 whereby design should *“respect”* and *“enhances the character of the environment”*, especially bearing in mind that this development is being built within close proximity to a protected monument. Policy GP9 is also relevant in this application and the proposals for this development do not satisfy the following; *“that they will not have unacceptable impacts on the amenities of neighbouring properties”*

or an adverse effect on the special interest of Conservation Areas, protected buildings or protected monuments”.

4. The proposed access and egress is to be provided via Sandy Hook Estate. It is noted in the application that “there is no pavement through Sandy Hook”; the main concern raised, however, is that pavements on Sandy Hook Estate itself are very narrow. The service road for the whole of the Estate is also very narrow. The Douzaine are, therefore, concerned for the safety of children playing on the Estate in particular and the comings and goings of residents. We would want and expect this concern to be considered under Policy IP9 and taken into due account by the D&PA. The fact that the road is owned by the States of Guernsey should not preclude it from the same stringent constraints as any other public road and the same criteria should be applied to the GHA as to any other private developer or owner of land.

Summary of Issues:

- Principle of proposed development
- Scale, massing and design
- Neighbour amenity
- Protected Monument and archaeology
- Access and traffic

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Principle of proposed development

The site is within the L'Islet Local Centre and limited residential development is acceptable in principle in accordance with IDP Policy LC2. A Development Framework for the Quantock Cottage site which includes the present application site was adopted as Supplementary Planning Guidance in September 2019.

The Development Framework states that any development proposal must involve a comprehensive scheme for the whole of the site to make the most effective and efficient use of the land. Although the application omits Quantock Cottage itself this is considered acceptable as that property will remain and not be demolished to provide access to the site. The proposal makes efficient and effective use of the land.

In terms of density and housing numbers, whilst anticipating a density range of 20-30 dwellings per hectare, being approximately 5-7 dwellings, the Development Framework states that the exact number of units on site will depend on the detailed design response to the specifics of this site, and that the actual number may be

higher or lower subject to the detailed design of the proposal. In this case, the proposal is for a form of specialised housing in the form of flats and associated facilities to meet specific accommodation requirements rather than for private market housing. There is sufficient flexibility within the approved Development Framework to allow for such proposals to come forward, subject to meeting other criteria of the Framework as described below. The form of housing proposed constitutes affordable housing as defined in planning legislation.

Scale, massing and design

The Development Framework states that in the context of this site, there is scope for flexibility in design approaches, reflecting the varied forms of development in the area. Whilst the scale of development should be appropriate to the character of the site and surrounding area, multi-storey buildings constitute a more efficient use of land and development proposals should consider a multi-storey design from the outset. However, to take into account the sensitive amenity areas, new dwellings are expected to be in the range of one and a half to two storeys.

In this case the proposed building is one and a half storeys, with accommodation in the roof. The design, as amended, represents a high standard of design as sought by IDP Policies GP8 and GP9. Consideration has been given in the design to achieving a sustainable form of development and the proposal demonstrates accessibility to and within buildings and offers flexible and adaptable accommodation, providing a good level of amenity and promoting the health and well-being of occupiers. The application includes a basic Waste Management Plan.

In the location proposed, the development would not appear out of scale or character with its surroundings and satisfies the requirements of Policy GP8: Design.

Comprehensive hard and soft landscaping proposals and their implementation should be required as conditions of any planning permission granted.

Neighbour amenity

The Development Framework recognises that the site is bounded by a number of residential properties whose amenities (daylight, sunlight, privacy) must be protected. The layout, scale and appearance of the development, including the size and proximity to the boundaries and positioning of fenestration, must not result in an unreasonable impact on the amenity of those properties.

Although concerns have been raised about the proximity of the development to the southern boundary of the site and the impact on adjoining properties in this direction, the development, being to the north of these neighbouring properties, would have no effect on sunlight reaching these homes and gardens.

In terms of overlooking, the originally submitted scheme did raise concerns regarding overlooking from a proposed gable balcony to the western end of the

south elevation and consequent loss of privacy for neighbours. Potential overlooking from a dormer window to the east elevation was also identified. The proposals have been subsequently amended to omit the gable and balcony and the dormer window. Given the distances involved between the development and adjoining dwellings and the intervening boundary and other features, it is considered that the revised scheme would not lead to unacceptable overlooking of neighbouring properties, such that planning permission could be reasonably refused on this basis.

Details of external lighting should be required by condition to ensure there are no adverse effects on neighbour amenity.

Protected Monument and archaeology

Following initial concerns from the States' Archaeologist, the proposals have been amended in relation to the access arrangements in proximity to the Protected Monument. The States' Archaeologist was reconsulted and has confirmed that the modified access arrangement presents an improvement on the original plan, in terms of the protection afforded to the dolmen. The proposed entrance kerb is repositioned approximately 0.8m from the nearest stone, which is better than the 0.5m suggested as an absolute minimum, and closer to the desired 1m. The kerb – formed of timber sleepers – should be sufficiently high to deter all vehicles from encroaching onto the dolmen area. The States' Archaeologist has confirmed that they would be happy to endorse that revision.

On this basis, it is concluded that the proposed development will not have a significant impact on the protected monument and that it is acceptable in accordance with Policy GP6: Protected Monuments. Planning conditions relating to protection of the dolmen during development and for archaeological investigation, having regard to the advice of the States' Archaeologist and IDP Policy GP7: Archaeological Remains, should be applied to any planning permission granted.

Access and traffic

Under the approved Development Framework, access to development on the site was to be taken from Sandy Hook through demolition of Quantock Cottage. That property is now to be retained, and access would instead be taken through the adjacent Sandy Hook Estate to the east.

Although concerns have been raised about the proposed access to the site through Sandy Hook Estate, and specifically concerning safety issues arising from the narrow roads and pavements within the estate, it is considered that given the limited scale of the proposed development and likely associated traffic generation, the proposed access arrangements would not be likely to give rise to conditions detrimental to highway safety, in accordance with Policy IP9: Highway Safety, Accessibility and Capacity. The access arrangements will separately be required to satisfy Part P of the Guernsey Technical Standards.

Parking provision is proportionate to the proposed use and appropriate provision should also be made for bicycle parking, having due regard to the nature of the accommodation proposed.

For the above reasons, it is recommended that planning permission be granted, subject to conditions.

Date: 15/03/2022

