

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 dwelling, erect replacement dwelling with associated landscaping. Remove hedge and erect wall, install gate and widen existing vehicle access to west boundary.

LOCATION: Fairview (formerly Jardin Du Bois), Fermain Road, St. Peter Port.

APPLICANT: Mr P And Mrs A Nobes

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: 07/03/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/01/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM drawing no's: 1180_6, _7, _8, _9, _10, _11, _12, _13, _14 & _15

Application Ref: FULL/2022/0103

Property Ref: A411090000

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 details of existing and proposed levels, including ground levels, finished floor levels of the dwelling 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.

5. Written details and a finished sample of the timber cladding proposed to be used in the development hereby permitted shall be submitted to and agreed in writing by the Authority before any such timber cladding is brought onto the site or installed on the building. Any finish to be applied to the cladding shall be applied within 28 days of the cladding being installed.

Reason - To preserve the character and appearance of the locality.

6. Prior to the commencement of any work in connection therewith details of the design and construction of the timber slatted screen to the first floor south facing bedroom window hereby approved shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and the slatted screens shall thereafter be retained in perpetuity.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to preserve the privacy of the occupiers of the adjoining dwelling.

7. The west boundary wall hereby permitted shall be smooth rendered on both sides within 28 days of construction.

Reason - To protect the character and appearance of the locality.

8. Prior to the commencement of any work in connection therewith precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, have been submitted to and agreed in writing by the Authority.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its maintenance is essential to secure the appearance of the completed development in the interests of the character and appearance of the locality.

9. No occupation of the new dwelling shall begin until the 'green roof' has been completed in accordance with the details agreed under the above condition. It shall then be maintained in accordance with the management and maintenance plan agreed under the above condition.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its maintenance is essential to secure the appearance of the completed development in the interests of the character and appearance of the locality.

10. 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.

11. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2007 (or any other Ordinance replacing or re-enacting that Ordinance), no additional windows (other than those shown on the approved plans) or doors shall be installed in the north or south elevations of the dwelling hereby approved.

Reason - To preserve the privacy and amenities of the occupiers of the adjoining dwellings. This condition is imposed to ensure that such development can be property

considered as part of the assessment of a planning application.

Expiry Date: This permission will cease to have effect on 06/03/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The hedge may be used by nesting birds or other wildlife and the building may be for roosting/nesting by bats and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. You are requested to remove the hedge outside of the bird breeding season (March-July inclusive) and that a site visit is undertaken by an appropriately qualified person to inspect the building for evidence of use by bats. If removal of the hedge during the breeding season is considered essential, it is recommended that you contact La Societe Guernesiaise so that the site can be inspected prior to removal to ensure that any protected species present are not impacted by the works. La Société can be contacted on 07781 166924 or email societe@cwgsy.net.

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/2022/0103
Property Ref: A411090000
Valid date: 24/01/2022
Location: Fairview (formerly Jardin Du Bois) Fermain Road St. Peter
Port Guernsey GY1 2TB
Proposal: Demolish dwelling, erect replacement dwelling with
associated landscaping. Remove hedge and erect wall, install
gate and widen existing vehicle access to west boundary.
Applicant: Mr P And Mrs A Nobes

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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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.

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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.

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Reason - To preserve the character and appearance of the locality.

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Reason - The inclusion of a 'green roof' is an integral part of the design concept for the

development hereby permitted. Its maintenance is essential to secure the appearance of the completed development in the interests of the character and appearance of the locality.

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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.

11. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2007 (or any other Ordinance replacing or re-enacting that Ordinance), no additional windows (other than those shown on the approved plans) or doors shall be installed in the north or south elevations of the dwelling hereby approved.

Reason - To preserve the privacy and amenities of the occupiers of the adjoining dwellings. This condition is imposed to ensure that such development can be properly considered as part of the assessment of a planning application.

INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012 and the need to comply with its provisions. The hedge may be used by nesting birds or other wildlife and the building may be for roosting/nesting by bats and measures may therefore need to be taken (including consideration of the timing of the works) to ensure that any protected species present are not impacted by the works. You are requested to remove the hedge outside of the bird breeding season (March-July inclusive) and that a site visit is undertaken by an appropriately qualified person to inspect the building for evidence of use by bats. If removal of the hedge during the breeding season is considered essential, it is recommended that you contact La Societe Guernesiaise so that the site can be inspected prior to removal to ensure that any protected species present are not impacted by the works. La Société can be contacted on 07781 166924 or email societe@cwgsy.net.

OFFICER'S REPORT

Site Description:

Fairview is a detached two storey dwelling with accommodation in the roofspace. The property has a render exterior and a mix of PVCu and timber windows. A single-storey flat roof extension exists to the side of the dwelling and a conservatory/lean-to to the rear. The property is set at an angle to and to the east of the private lane off Fermain Road on which the property is situated. A shed and shelter exist adjacent to the north site boundary, a pool is situated in the rear garden with decking around and a bank exists down to the eastern end of the garden.

A fence and hedge exists to the rear of Fairview along the south site boundary with The Port House, a two and a half storey detached dwelling with subservient two-storey extension to the site and flat roof extension to the rear. Forward of Fairview, the common south boundary is marked by a rendered wall. Courtil Nicolas is a detached one and a half-storey dwelling with dormer and Juliette balcony to the rear. This neighbouring dwelling is situated away from the common boundary with Fairview, parking exists adjacent to the common boundary with a garage attached to the south elevation of this dwelling. A high wall exists between the rear garden of Fairview and Courtil Nicholas and a conservatory is situated to the rear of this neighbouring dwelling. Forward of the dwellings, the common boundary is marked by a high timber fence. The south elevation of the main dwelling at Courtil Nicolas is largely blank. A ground floor opening exists in the side elevation of the garage. In the projecting gable to the front of Courtil Nicolas is a large rooflight.

The site is visible from a public footpath to the east accessed from Fermain Road and which leads down to an area of woodland and Fort George.

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

Relevant History:

None recent and relevant.

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The application relates to the demolition of the existing dwelling and the construction of a two-storey detached, flat roof dwelling on the site. The building has been designed with a render and timber clad exterior. Solar panels are shown to be provided on the flat roof and a sedum roof has been incorporated into the building design. The scheme incorporates an integral garage and annexe accommodation within the building. The application drawings show five double bedrooms although a number of ground floor rooms could also be used as bedroom accommodation.

The scheme also proposes the removal of the roadside hedge and the erection of a roadside wall with sliding gate.

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

Island Development Plan policies:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Representations:

Two letters of representation have been submitted commenting on the application and raising the following points:

- The development is not in keeping with the style of existing properties in the immediate local area
- The proposal represents an overdevelopment of the site
- The proposal will have a negative impact on residential amenity due to a loss of light to the occupiers of the adjoining dwelling to the north
- The application does not include details of the species that would be used for the garden or the “green” roof – would they be native species?
- Soft landscaping and creating a garden that is wildlife friendly have been conflated – it is acknowledged that owners can plant whatever they wish in their garden but the biodiversity card should not be used so flippantly (green doesn’t make it of use to wildlife)
- The removal of the hedge to the front of the property is not necessary – it is recommended that the hedge is retained or better that a native hedge is planted
- The property may have bats using it and it is recommended that an inspection by an appropriately qualified professional is undertaken

La Societe Guernesiaise - highlight that buildings of this type can be used by roosting bats. This likelihood can increase when the property is located within a variable landscape with habitats such as large gardens, farmland or woodland nearby.

This part of the island was found to be important for bats in the 2021 Bailiwick Bat Survey.

La Societe recommend an informative note for the building to be fully 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 proposals.

La Societe also highlight that all types of hedges support nesting birds and other wildlife and recommend an informative note relating to the removal of the hedge outside the main bird breeding season.

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the principle of erecting a replacement dwelling on the site, the design and appearance of the dwelling and its impact on the local area and the impact of the development on residential amenity with regard to sunlight/daylight and overlooking.

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.

Principle of replacement dwelling

The application relates to the demolition of one dwelling and its replacement with one dwelling, which is not considered new housing. Replacement dwellings on a one for one basis must be assessed against Policy GP13 of the Island Development Plan, this is irrespective of the size of the existing or proposed replacement dwelling. The demolition of the existing dwelling would not impact on the character of the area as it is not considered that the existing structure makes a positive contribution to its surroundings. Its removal is therefore acceptable and is supported by GP13.

Design, form, scale and massing of the proposed development

Policy GP13: Householder Development sets out a number of criteria that should be satisfied. The policy also identifies that consideration must be given to the contribution the existing building makes to the character of the area concerned and that a Waste Management Plan should be submitted with a planning application. This must demonstrate how waste associated with the development process is to be

minimised, how existing materials on site are to be reused on or off site and how residual waste will be dealt with.

The preceding text to Policy GP13, paragraph 19.14.10 states:

In considering proposals for the replacement of a dwelling on a one for one basis, consideration will be given to the impact of the new building on the openness of the area rather than a comparison between the impact of the existing dwelling compared with the impact of the new. A replacement dwelling can therefore be larger than the dwelling it is replacing and have a greater impact upon the openness of the area concerned compared with the existing dwelling and will be supported where the Authority is satisfied that the proposed impact is acceptable when considered against all relevant policies 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.

The concerns raised through the public consultation process have been noted with regard to the design, height, scale and bulk of the development. Policy GP13 clearly sets out that a comparison should not be made between the impacts of the existing dwelling compared with the impact of the new. The proposal has been designed to be low in height, given its flat roof design, but will project further into the rear garden than the existing dwelling. Nonetheless, the scheme has been broken down into a number of different elements in order to reduce its overall scale and bulk. A condition relation to site levels is considered appropriate given the sloping nature of the site in order to preserve the character of the area and in the interests of residential amenity. The scheme also proposes multi-storey development which demonstrates efficient and effective use of land in relation to the replacement dwelling proposed in line with the aims of Policy GP8.

A forward projection of the dwelling facing the lane would sit forward of the properties to the north and south however, Fairview currently has a forward projection adjacent to the south site boundary. Given the overall height of the dwelling, 5.5m, the forward projection will not appear as an unduly prominent feature in the streetscene nor result in unacceptable overshadowing to the frontage area of Courtil Nicolas.

The Island Development Plan must balance public interest and individual choice but should protect and where possible enhance the built and natural environment and outside of designated areas there is more flexibility with regard to new development. There is no uniform design or palette of materials in the local area with a mix of property styles, types and materials used.

The introduction of a sedum roof contributes to the overall good standard of design proposed and will enhance the rear elevation of the building when viewed from public footpaths to the east. Comments received regarding the species for the sedum roof have been noted. The sedum roof is a matter to be managed by condition to ensure that appropriate planting is carried out and maintained in the interests of the character and appearance of the area along with the completed appearance of the development.

Solar panels are shown to be incorporated into the scheme however no details of the panels have been supplied. There is general support for the introduction of renewable energy products within a development and this aspect of the design accords with adopted planning policy.

The replacement dwelling proposed will not have an unacceptable adverse impact on the character or quality of the built environment or the character and amenity of the locality and therefore the aims of Policies GP13 and GP8 of the Island Development Plan have been satisfactorily addressed in this respect.

Impact on visual amenity

As outlined above the preceding text to Policy GP13 clearly sets out that the impact on a new building on an area will be considered and does not require a comparison between old and new. As a result a replacement dwelling can be larger and have a greater impact provided that all other relevant planning policies have been satisfied. The principle of the larger dwelling has been considered and addressed above.

The existing two-storey dwelling with further accommodation in the roofspace occupies a generous plot situated a short distance from Fermain Road. The depth of the site gives the opportunity for built development further into the plot than the existing dwelling, which is set at an angle adjacent to the lane. The concerns expressed through the public consultation regarding the impact of the development on the character and appearance of the locality have been noted. As outlined above, the Island Development Plan allows for greater flexibility with regard to new development proposed in non-designated areas such as this and a development should preserve or enhance the character and appearance of the locality. With the varied nature of development in the locality the dwelling proposed will not appear unduly visually intrusive and would not be out of keeping in the locality.

Long distance views of the site are possible from public footpaths to the east however the development would not appear as an obtrusive feature from these wider views and will be seen in the context of existing built development. The scheme will preserve the character and appearance of the locality and accords with both Policies GP8 and GP13 of the Island Development Plan.

Impact on neighbour amenity and the living environment of future occupiers

Concerns have been raised through the public consultation regarding the impact of the development on sunlight and daylight to surrounding properties.

The main bulk of the dwelling to be positioned between Courtil Nicolas to the north and The Port House to the south would utilise the full plot width, with pedestrian access possible to either side. The two-storey element does project further into the plot than the existing dwelling and adjacent to the boundary with Courtil Nicolas. Nonetheless, the development would be situated away from Courtil Nicolas as the neighbouring dwelling is set away from the common boundary and the overall height of the replacement dwelling has been kept low given the flat roof design proposed.

With regard to The Port House, this adjoining dwelling is two-storeys in height with a substantial single-storey extension to the rear. The limited height of the two-storey element of the replacement dwelling, with courtyard feature adjacent to the common south boundary, is such that the two-storey element of the development will not result in unacceptable overshadowing or loss of light to the occupiers of this adjoining dwelling.

The dwelling does extend further into the plot than the existing dwelling with a single-storey element proposed to the rear (3.5m – 4m high having regard to the sloping nature of the site). Although situated close to the north and south site boundaries the height and design of the single-storey element to the rear is such that it will not result in unacceptable overshadowing and loss of light to the gardens of the adjoining dwellings.

Ground floor fenestration to the north elevation has been limited and would not result in overlooking or loss of privacy subject to the retention or provision of appropriate landscaping or exempt boundary treatment. Although a large area of glazing is proposed in the south elevation of the development this serves a hallway area and is set well away from the common boundary with The Port House and would face the side elevation of the single-storey extension to the rear of this dwelling. The sloping nature of the site is such that additional windows or doors could afford views across site boundaries therefore it is reasonable to remove exemption rights relating to the insertion of additional windows and doors.

First floor north and south facing fenestration has also been considered as part of the design of the scheme. The first-floor bedroom window facing north will face the garage and side elevation of Courtil Nicolas and will not result in unacceptable overlooking or loss of privacy. To the south, a bathroom window and bedroom window would face The Port House. The bedroom window is to be fitted with louvre panels to direct views away from the adjoining dwelling, a matter that can be controlled by condition.

The scheme does not propose the first-floor flat roof to be used as a terrace and the installation of a balustrade to enclose the roof would require planning permission. The impact of such proposals on residential amenity would need to be considered as part of any such application and against the planning policies in place at the time.

The proposed dwelling has been sited and designed so as to ensure they will not result in overshadowing, loss of light or unacceptable loss of privacy to any surrounding dwellings in accordance with Policies GP8, GP9 and GP13 of the IDP.

The scheme has been designed to provide for the future occupiers of the dwelling with flexible living accommodation, off-road parking and private amenity space which will provide access for all and will enable future occupiers to remain in the property for longer in accordance with Policy GP8.

Concerns have been raised regarding the loss of an existing hedge however, the hedge is not considered to make a particularly outstanding contribution to the character of the area and the site is not located in an Area of Biodiversity Importance (although not directly relevant to development within existing domestic gardens). The removal of the hedge is considered acceptable in this case. It is noted that The Port House currently has a high wall and gate to the front therefore the proposed front boundary treatment is not out of keeping with existing development in the locality in accordance with Policies GP8 and GP13 of the IDP.

Car parking provision and effects on surrounding highway

The scheme incorporates sufficient off-road parking, opportunity for cycle storage and would enable vehicles to manoeuvre on site and exit in a forward gear. Given the nature of the lane, with limited vehicle movements associated only with the dwellings along the lane, vehicles stopped in the lane whilst electric gates open would not unacceptably impede the free flow of traffic. The scheme therefore accords with the aims of Policies IP6, IP7 and IP9 of the Island Development Plan.

Waste Management Plan and Sustainable Development

The application has been accompanied by a brief Waste Management Plan which is considered to be satisfactory in this case. The information is considered satisfactory to meet the aims of Policy GP9 in this respect and can be managed moving forward by way of planning condition.

With regard to Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and therefore has taken into account the use of energy, resources and any adverse impact on the environment.

In view of the above, it is recommended that planning permission is granted for the proposed replacement dwelling subject to necessary planning 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.

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: 02 March 2022

