

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 2 existing dwellings and erect 4 dwellings with associated parking and landscaping.

LOCATION: Oakdean & Highgrove House, Rue Poudreuse, St. Martin.

APPLICANT: Oakdean Properties Ltd

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: 10/05/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/01/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7520-01 B1A, B2A, B3A, B4A & B5A
Jacksons Fencing : J7/02208

Application Ref: FULL/2022/0104

Property Ref: J004230000+J00423A000

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 use or occupation of any of the buildings hereby permitted shall begin until boundary fencing between gardens and to the access road/parking area has been fully completed.

Reason - To protect the privacy and amenities of the occupiers of the development.

5.Prior to the commencement of any work in connection therewith details of the location of any wheelie bin stores and the height and appearance of the sheds 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 stores and sheds shall be constructed prior to the first occupation of the dwelling to which they relate.

Reason - The information provided with the application does not include full details of the proposed sheds and store. This condition is imposed to make sure that the buildings are of satisfactory design and will not have any adverse impact on the character of the area and to ensure there is provision for covered and secure cycle parking and to manage the storage of refuse and recycling in the interests of visual amenity and the amenities of residents.

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

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

7.Vehicular movements to and from the site shall utilise an 'in-and-out' arrangement in accordance with details specified within the application, and signage identifying the 'in' and 'out' entrance and exit respectively shall be provided before the first occupation of any of the dwellings hereby permitted and thereafter retained and maintained.

Reason - In the interests of highway safety.

8.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 (including permeable paving);
- 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; and
- v) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to protect the amenities of occupiers and neighbours of the development.

9.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 a landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to protect the amenities of occupiers and neighbours of the development.

10.The development hereby permitted shall be constructed in accordance with the details set out in the Policy GP9 - Sustainability Report ref: 7520-01, and there shall be no occupation of any of the dwellings hereby approved until the solar thermal panels and electric vehicle charging point to serve that dwelling been installed and made operational.

Reason - In the interests of sustainable development.

Expiry Date: This permission will cease to have effect on 09/05/2025 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/2022/0104
Property Ref: J004230000+J00423A000
Valid date: 25/01/2022
Location: Oakdean & Highgrove House Rue Poudreuse St. Martin
Guernsey GY4 6NN
Proposal: Demolish 2 existing dwellings and erect 4 dwellings with
associated parking and landscaping.
Applicant: Oakdean Properties Ltd

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. No use or occupation of any of the buildings hereby permitted shall begin until boundary fencing between gardens and to the access road/parking area has been fully completed.

Reason - To protect the privacy and amenities of the occupiers of the development.

5. Prior to the commencement of any work in connection therewith details of the location of any wheelie bin stores and the height and appearance of the sheds 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 stores and sheds shall be constructed prior to the first occupation of the dwelling to which they relate.

Reason - The information provided with the application does not include full details of the proposed sheds and store. This condition is imposed to make sure that the buildings are of satisfactory design and will not have any adverse impact on the character of the area and to ensure there is provision for covered and secure cycle parking and to manage the storage of refuse and recycling in the interests of visual amenity and the amenities of residents.

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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.

7. Vehicular movements to and from the site shall utilise an 'in-and-out' arrangement in accordance with details specified within the application, and signage identifying the 'in' and 'out' entrance and exit respectively shall be provided before the first occupation of any of the dwellings hereby permitted and thereafter retained and maintained.

Reason - In the interests of highway safety.

8. 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 (including permeable paving);

- 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; and
- v) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to protect the amenities of occupiers and neighbours of the development.

9. 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 a landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to protect the amenities of occupiers and neighbours of the development.

10. The development hereby permitted shall be constructed in accordance with the details set out in the Policy GP9 - Sustainability Report ref: 7520-01, and there shall be no occupation of any of the dwellings hereby approved until the solar thermal panels and electric vehicle charging point to serve that dwelling been installed and made operational.

Reason - In the interests of sustainable development.

OFFICER'S REPORT

Site Description:

Oakdean and Highgrove are part of a terrace of properties situated to the east of Rue Poudreuse. To the rear of Oakdean is a two-storey pitched and single-storey mono-pitched roof extension and to the rear of Highgrove House is a catslide dormer, two-storey hipped roof extension and two and single-storey flat roof extensions. The properties are two-storeys with sliding sash windows (timber and PVCu). A carriage arch exists at Oakdean providing vehicular access to the rear of the site. Both properties benefit from a vehicular access onto Rue Poudreuse however there is no division of the frontage area within the site. The roadside boundary is

marked by a granite wall. A detached pitched roof outbuilding exists to the rear of Highgrove House, adjacent to the south site boundary.

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

Relevant History:

FULL/2020/0005 – subdivide two dwellings into four units of residential accommodation. Erect single-storey extension to east (rear) elevation, install rooflights to west (front) elevation and alterations to fenestration. Erect extension to east elevation of outbuilding adjacent to south boundary - granted

Pre-application advice was sought in this case expressing concerns that backland development would not be in keeping with the character of the locality and would not represent a good standard of design under Policy GP8.

Existing Use(s):

Residential Use Class 1.

Brief Description of Development:

The application relates to the demolition of the two dwellings, Oakdean and Highgrove House, and associated outbuildings and the construction of four, three-bedroom dwellings on the site. A pair of semi-detached two and a half storey dwellings fronting Rue Poudreuse and a pair of semi-detached dwellings with first floor accommodation in the roofspace at the rear. The two vehicular access points are shown to be retained to provide an in and out access arrangement to the site. Off-road parking for four cars, including an accessible bay, are shown to be provided to the front of the site. An access driveway is proposed along the north boundary to serve a further four parking spaces to the rear. Provision is made for four motorcycle parking spaces on the site and each property is to be served by a shed. A refuse collection point is to be provided to the front of the site.

The application was deferred due to concerns relating to the size and usability (overshadowing and impact of vehicle movements) of the gardens associated with units 1 and 2 and inviting clarification regarding the means of enclosing/dividing amenity spaces. The block plan has been amended to show units 1 and 2 repositioned slightly in the plot and with their rear amenity space enlarged. Landscaping is shown along the northern edge of unit 2, between the garden and access road. Gardens are identified to be enclosed/divided by timber fencing. The changes to the front units has also resulted in units 3 and 4 being pushed back into the site, although not beyond the line of the approved storage building along the south boundary, granted under application reference FULL/2020/0005.

The application has been accompanied by a Design Statement, Site Waste Management Plan and GP9 Statement.

The Sustainability Report that accompanies this submission sets out that old buildings are compromised in terms of thermal efficiency whereas the new buildings will be carefully designed to minimise heat loss and energy usage. The scheme has been positioned and orientated to maximise natural light with careful consideration of fenestration to capitalise on the daily movement of the sun. The roof form of the proposed buildings also offers a large area where PV cells could be attached and electric charging points are proposed in the parking areas. Permeable paving is to be used for the access road and parking areas.

The Report outlines that materials from the demolished buildings will be reused on site and limited construction methods so that energy and air tightness are not lost in the connections between construction types.

The application submission includes an elevation plan relating to a wheelie bin store however this is not shown on the block layout plan.

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

Island Development Plan:

OC1: Housing Outside of the Centres

GP8: Design

GP9: Sustainable Development

IP6: Transport Infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

Traffic and Highway Services commented on the previous application and concluded by stating that there were no traffic management grounds to oppose the application. From a road safety perspective, the sightline of oncoming traffic meets the recommended standards and THS raised no objections to the application.

Summary of Issues:

The key issues in this case relate to the principle of the proposed development, the impact of the development on the amenities (overlooking/sunlight/daylight) of surrounding residential properties, the future living environment of occupiers of the

development and the acceptability of the access arrangements and parking provision.

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 development

Policy OC1 provides a policy gateway for the demolition and redevelopment of a building that has previously been granted permission to be subdivided. In this case, Planning permission has been granted under planning reference FULL/2020/0005 for the subdivision of the two dwellings into four therefore OC1 i. has been satisfied. Furthermore, the scheme demonstrates that the proposed floor area would increase by 16% and the volume by 19% which represents a scheme of broadly the same floorspace and volume in accordance with OC1 ii.

Design

The existing buildings occupy a corner plot, but Highgrove House in particular is in poor condition. As part of a terrace of properties the dwellings do not make a particular positive contribution to the character of the area (OC1 iii).

The pair of frontage properties have been designed to be of a similar design and scale to other properties in the area and are traditional in design and appearance and would make an equal or enhanced contribution to the character of the area. Those to the rear will not be highly publicly visible and represent a good standard of design that respects the local built environment.

The frontage development proposed will see a pair of semi-detached dwellings situated on the part of the site where Oakdeane and Highgrove House are currently positioned. The frontage development proposed represents a continuation of the staggered frontage ribbon development that exists to the east of this part of Rue Poudreuse and reflects the character of the area (OC1 v. and GP8 c.). The one and a half storey properties to the rear have been designed with a render and timber clad exterior, similar to the adjoining detached dwelling to the north. Overall, the design and appearance of the four dwellings represents a good standard of architectural design that respects the local built environment (GP8 a. and c. and OC1 v.).

Although the scheme would introduce development in depth, where none currently exists, the site is capable of accommodating further development. Given the siting of

units 3 and 4, the height of frontage properties and the high boundary wall to the north, the development will not appear unduly intrusive or out of character in the locality and therefore complies with Policies GP8 a., c. and OC1 v.

The proposals relate to multi-storey development which represents efficient and effective use of land (GP8 b.) The revised drawings show ramped accesses in order to achieve level thresholds to each dwellings (GP8 f.) Furthermore, all ground floor accommodation is on a single level thereby offering accessibility within the building for people of all ages and abilities. Although access to the upper floors is via a staircase there may be scope to install a stair lift, if required, or to erect an extension to the dwelling to offer more flexible and adaptable accommodation (GP8 g.)

The scheme has not been accompanied by a comprehensive landscaping scheme but does show notional landscaping on the proposed block plan. Soft landscaping proposals would enhance the development and its contribution to the character of the area. Hard (permeable paving) and soft landscaping and boundary treatments can be controlled by planning condition.

It is not clear from the block layout plan whether the wheelie bin details relates to the refuse collection point to the front of the property or whether each dwelling would be provided with a wheelie bin store however, the matter can be managed by condition.

Residential Amenity

Given the position of Highgrove House and Oakdean, to the north of other properties in the terrace, the replacement dwellings will not result in unacceptable overshadowing or loss of light to the occupiers of adjoining dwellings to the south. The high north boundary wall and siting of the dwelling to the northeast of the development ensures that the scheme will not result in unacceptable overshadowing or loss of light to the adjoining dwellings.

Fenestration in the side elevations of the proposed dwellings has been limited to ground floor windows only, which can be managed by existing or exempt boundary treatments or landscaping which can be controlled by condition. There is ample distance between units 1 and 2 and dwellings across the road so as not to result in unacceptable mutual overlooking or loss of privacy. The siting of units 1 and 2 is such that the building affords privacy to the immediate rear of the dwellings to the south. Although some views across the rear garden will be gained from the first and second floor windows of units 1 and 2 this will not substantially alter from the existing situation on site and would not warrant the refusal of planning permission.

Units 3 and 4 would introduce overlooking where none currently exists, and boundary landscaping is shown to be retained. The arrangement of the first floor is such that first-floor fenestration facing east has been limited to a bedroom window and bathroom rooflight serving each dwelling the scheme would not result in an

unacceptable increase in overlooking or loss of privacy to the occupiers of the adjoining dwellings to the south. (GP8 d., GP9 b. and OC1 vi).

Fenestration in the west elevation of units 3 and 4 would offer oblique views only of the rearmost part of the garden to the south of the site. With regard to the property to the north, this is set in a substantial plot that wraps around the dwelling. The proposed first-floor bedroom window (unit 3) would afford views across the private garden to the south of this dwelling however should not result in direct overlooking to the conservatory and area to the immediate rear of this adjoining dwelling. The scheme would not result in an unacceptable degree of overlooking and loss of privacy to this adjoining dwelling. (GP8 d., GP9 b. and OC1 vi.)

There is no evidence that the area to the rear of Highgrove House has been used as an area for off-road parking to serve the property as the area is currently laid to lawn (2022 and 2020 site visits) although a garage door exists in the outbuilding. The proposed parking area has been set away from the common boundary to allow for boundary landscaping shown and a wall exists along part of this site boundary. The wall and new boundary landscaping would reduce the effects of the parking area on the amenities enjoyed by the occupiers of the adjoining dwelling. The provision of appropriate boundary treatments adjacent to the parking area can be managed by condition to ensure the scheme meets the aims of Policies OC1, GP8 and GP9.

With regard to the health and well-being of occupiers of the development, the dwellings have been designed to provide adequate sunlight and daylight to the accommodation proposed. It is noted that the third bedroom in units 3 and 4 are served by a rooflight only however, on balance it is considered that this would not justify the refusal of planning permission. The space would be served by adequate natural light and although outlook would be limited there would be a form of outlook from the proposed rooflights. All units have been provided with a satisfactory area of external amenity space that would not be unduly affected by vehicles accessing the site (GP8 d.)

The relationship between the proposed dwellings is such that they will not result in overshadowing or loss of light. The separation between properties and their proposed internal layouts also ensures that the potential for mutual overlooking and loss of privacy is kept within acceptable limits. The provision of appropriate boundary treatments between the dwellings, as indicated, will ensure that an area of private space is provided for each of the proposed dwellings. Given the number of dwellings proposed, the vehicle movements will be low and will not result in unacceptable noise and nuisance that would undermine the enjoyment of the amenity space rear of units 1 and 2 (GP8 d.).

Sustainable Development

Paragraph 19.17.14 of the Island Development Plan states that consideration can be given to *“the potential to relocate a structure on the site or to the use of sustainable building and construction techniques to achieve enhancements not possible through*

the conversion alone. ... in order to support such proposals the Authority will need to be satisfied that there is a significant enhancement in terms of sustainable design and construction of the new building and that there are no increased impacts on ... the character or openness of an area."

The level of information provided is considered sufficient in order to demonstrate that the dwellings now proposed would *significantly* enhance sustainable design. The information submitted in this case does demonstrate compliance with Policy OC1 iv. and GP9. It is reasonable to impose a condition to ensure that solar panels and charging points are provided to ensure that the sustainable design measures proposed are implemented.

The proposal has also been accompanied by a Site Waste Management Plan which satisfactorily addresses the disposal of waste from the site. Further details regarding site waste can therefore be managed by planning condition.

Parking and highway safety

Vehicular access to the rear of the site is currently possible via the carriage arch. The high boundary wall to the north and the siting of the adjoining dwelling is such that the access arrangements proposed will not result in unacceptable noise nor nuisance to the occupier of the adjoining dwelling with regard to vehicle movements or headlights.

The provision of two off-road parking spaces per unit along with four motorcycle parking spaces to serve the development would be satisfactory. The scheme shows the provision of a shed to serve each dwelling and this makes provision for secure and sheltered cycle parking as required by Policy IP6 and to encourage the use of alternative modes of transport to the private car. It would be reasonable to impose a condition relating to the appearance of the proposed outbuildings and their provision to ensure that there is the availability for cycle parking (IP7).

The increased use of the access was assessed as part of the earlier subdivision scheme. The use of the accesses associated with this development would not intensify to such a degree nor increase traffic generation on the local road network to such an extent that it would warrant the refusal of planning permission. Furthermore, the scheme retains the previously approved in and out access arrangement which represents an improvement over the existing arrangement where the access adjacent to the north site boundary has extremely poor visibility onto Rue Poudreuse (IP7), and this can be required by way of a planning condition.

Conclusion

In view of the above it is recommended planning permission is granted the development subject to 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: 04 May 2022