

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 and rebuild chimneys, extend and alter at ground and first floor level with raised terrace and swimming pool area to south elevation. Erect single storey outbuilding/dower unit to south boundary (Protected Monument).

LOCATION: Le Douit, Saints Bay Road, St. Martin.

APPLICANT: Mr & Mrs J Watchorn

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: 23/08/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/04/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 301 C2, C3, C4, C5, C6, C7 & C8.

Application Ref: FULL/2022/0942

Property Ref: J011230000

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. 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 - In the interests of visual amenity.

5. No development shall begin on site until details of the terrace balustrade to the southern edge of the terrace to the south of the pool hereby approved have been submitted to and agreed in writing by the Authority. The balustrade/screen shall be installed prior to the terrace being brought into use and shall thereafter be retained at all times.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that terrace is screened to avoid mutual overlooking between the terrace and adjoining garden to the south at the property currently known as Wychwood.

6. The ground floor lounge and ensuite bathroom windows in the south elevation of the domestic outbuilding/dower hereby approved shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained in perpetuity, nor shall any additional windows be inserted in this elevation of the outbuilding.

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

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

- i) full details of tree and hedge planting to the south and west site boundaries; and
- ii) planting schedules, noting the species, sizes, numbers and densities of plants.

The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms above, 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.

8. No development, including site works, shall begin on site until a plan and associated information relating to the protection of tree roots have been submitted to and approved in writing by the Authority showing all existing trees to the south and west site boundaries, indicating clearly those to be removed and showing that each retained tree along these boundaries will be protected. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials, machinery or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

Expiry Date: This permission will cease to have effect on 22/08/2025 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the erection of a detached domestic outbuilding for uses that are incidental to the enjoyment of the principal dwelling presently known as Le Douit. It does not permit the creation of a separately occupied annex or an independent dwelling nor any use in connection with a trade or business. These would require a separate grant of planning permission and involve different planning policy considerations.

The application site is located 100m from the location of the medieval priory of Blanchelande and thus there is some potential for medieval remains to extend in this direction. Your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, should anything of archaeological interest be uncovered during the works.

The Archaeology team can be contacted on 01481 709738 , 01481 709739 or mobiles 07781 102219 or 07781 131061.

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/2022/0942
Property Ref: J011230000
Valid date: 19/04/2022
Location: Le Douit Saints Bay Road St. Martin Guernsey GY4 6ES
Proposal: Demolish and rebuild chimneys, extend and alter at ground and first floor level with raised terrace and swimming pool area to south elevation. Erect single storey outbuilding/dower unit to south boundary (Protected Monument).
Applicant: Mr & Mrs J Watchorn

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. 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 - In the interests of visual amenity.

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Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that terrace is screened to avoid mutual overlooking between the terrace and adjoining garden to the south at the property currently known as Wychwood.

6. The ground floor lounge and ensuite bathroom windows in the south elevation of the domestic outbuilding/dower hereby approved shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained in perpetuity, nor shall any additional windows be inserted in this elevation of the outbuilding.

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

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

- i) full details of tree and hedge planting to the south and west site boundaries; and
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Reason - To make sure that a landscaping scheme for the development is agreed in order to help assimilate the development into its surroundings.

8. No development, including site works, shall begin on site until a plan and associated information relating to the protection of tree roots have been submitted to and approved in writing by the Authority showing all existing trees to the south and west

site boundaries, indicating clearly those to be removed and showing that each retained tree along these boundaries will be protected. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials, machinery or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

INFORMATIVES

For the avoidance of doubt, this decision permits the erection of a detached domestic outbuilding for uses that are incidental to the enjoyment of the principal dwelling presently known as Le Douit. It does not permit the creation of a separately occupied annex or an independent dwelling nor any use in connection with a trade or business. These would require a separate grant of planning permission and involve different planning policy considerations.

The application site is located 100m from the location of the medieval priory of Blanchelande and thus there is some potential for medieval remains to extend in this direction. Your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, should anything of archaeological interest be uncovered during the works.

The Archaeology team can be contacted on 01481 709738 , 01481 709739 or mobiles 07781 102219 or 07781 131061.

OFFICER'S REPORT

Site Description:

Le Douit is a detached one and a half-storey dwelling situated to the east of Saints Bay Road. A garage extension exists to the side of the house, adjacent to the former quarry face. Single-storey extensions exist to the rear of the property. The property occupies an elevated plot with terraced garden area between Saints Bay Road and Val au Bourg where there is pedestrian access to the site. The roadside boundaries are marked by a wall, bank and landscaping to Saints Bay Road and bank and landscaping to Val au Bourg. A shed is situated to the rear/south of the dwelling.

The site is located Outside of the Centres and within a Conservation Area as designated in the Island Development Plan.

Relevant History:

PAPP/1992/2642 - construct enlarged rear extension – refused

A roadside hedge has been removed in connection with the works to the roadside wall however there is no record of permission having been sought or granted for this work.

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The application relates to the demolition of the extensions to the side and rear of the dwelling and the demolition of a shed in order to construct an extension to the side (east) and rear (south) of the dwelling with balconies (west and south) and swimming pool to the south. The scheme also proposes to raise the ridge of the existing dwelling along with the demolition and replacement of chimney stacks and to erect a single-storey outbuilding adjacent to the rear/south site boundary. The outbuilding will provide ancillary living accommodation comprising an open plan living, dining, kitchen area, shower room and bedroom. The application sets out that the accommodation will be for a dependant relative but offer an element of independence whilst being a sensible distance from the main house for shared washing facilities and occasional meals. The submission confirms that utility bills will be shared with the main house and that it is intended to be ancillary to the main dwelling.

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

Island Development Plan policies:

GP4: Conservation Areas

GP6: Protected Monuments

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Representations:

Two letters of representation have been submitted raising the following points:

Protected Monument

- The proposed development does not preserve the setting of the Protected Monument that adjoins the property
- The proposals create two properties that are out of proportion for the site – the extension is not subservient and would increase the built form

detrimental to the original character and appearance of the cottage and setting of the Protected Monument

Impact on Conservation Area

- The Saints Road Conservation Area displays very attractive 16th – 19th Century character throughout, giving strong character to the Conservation Area. It has high historical special interest, viewed on approach from both Saints Bay Road and La Ruelle du Navet - The design of the development, including materials would not conserve the character and appearance of the Conservation Area as observed in the style and materials used in other properties and nor does it conform to the character and style of the cottage

Impact on residential amenity

- There will be an unacceptable level of noise generated by the use of the swimming pool and terrace against the high granite quarry face – this will amplify and reflect noise in the vicinity harmful to residential amenity
- Quarrying/excavation associated with the pool construction will have a detrimental impact residential amenity
- The pool and terrace will overlook adjoining gardens resulting in a loss of privacy – this will be exacerbated when the trees are not in foliage or should any existing tree/shrub cover being removed/damaged etc., also a wall/screen could help reduce the potential for overlooking
- The bedroom balcony will overlook adjoining gardens/terrace
- Dormers will overlook the patio at Wychwood but this could be addressed if they angled the dormers towards the road

Dower

- The purpose of the dower is unclear – there is a possibility that it could be let out on a business basis as self-catering holiday accommodation which would generate further noise and disturbance harmful to the enjoyment of neighbouring properties
- The proposal does not meet the definition of a dower as it does not have good physical links to the main house, it would be readily capable of subdivision
- The dower construction could result in the bank and wall becoming unstable and result in the loss of established trees/shrubs etc.
- Windows in the dower will result in a loss of privacy to Wychwood but if they were rooflights the potential for loss of privacy would be reduced
- A condition should be imposed preventing the dower from being used for other purposes such as air bnb
- The dower is not within the curtilage of the existing property, will additional walkways/paths be needed so it is accessible from the house

Other matters

- The landscaping depicted on the plans is not realistic or achievable
- Concerns exist regarding development (house and dower), foundations and installation of waste and utilities could damage the integrity of land and

move the pathway of the naturally flowing water as the property sits on top of an abreuveur

- The land within the application site and in the vicinity were at some point a granite quarry or mine and significant groundworks will need due care and attention to ensure what is underground is dealt with effectively, work should be surveyed
- Significant groundworks could affect the integrity of all neighbouring properties and affect Saints Bay Road – the pool could put a strain on the land. This matter should be controlled by condition
- No plant and machinery associated with the development should be placed along the boundary with neighbouring houses

Consultations:

States' Archaeologist – request that an informative note be placed on the application encouraging the developer to contact the States' Archaeologist should anything of archaeological interest be uncovered during works. The site is just over 100m from the medieval priory of Blanchelande and thus there is some potential for medieval remains to extend in this direction.

Summary of Issues:

The key issues in this case relate to the design and appearance of the extensions and outbuilding and their likely effect on the character and appearance of the locality and the potential impact on residential amenity regarding loss of privacy.

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.

Existing extensions and replacement windows and door

The existing extensions to the side and rear of Le Douit are of no particular merit and are in poor condition therefore their removal is accepted. The scheme proposes replacement windows and doors to this pre-1900 building. The existing windows to the front of the dwelling are 6/6 timber sliding sashes. The application drawings show 6/6 timber sashes with arched detailing which would not represent exempt development. Nonetheless, the replacement windows are considered acceptable, in keeping with the property and Conservation Area and will help address matters relating to sustainable development. The replacement of the front door on a like for like basis as shown is considered acceptable.

Extensions

The modest increase in ridge height along with the construction of a traditional one and a half storey side extension and contemporary, subservient one and a half-storey extension represents a high standard of design that will preserve the character and appearance of the Conservation Area. Although the scheme incorporates a first floor flat roof section this is set back and down between the southern elevations and will not be highly visible in the Conservation Area. The development will respect the local built environment and the extensions and alterations will offer more flexible and adaptable accommodation that can respond to the needs of occupiers over time. The ground floor and patio also provides areas of the building that are accessible to people of all ages and abilities. The first floor is only accessible by an internal or external staircase but would remain accessible by ambulant disabled.

The site is situated on a plot between two roads and away from all residential neighbours. The extensions will not result in overshadowing or loss of light to the occupiers of adjoining dwellings. New ground floor windows and doors can be adequately screened by existing and exempt boundary treatments.

A dormer is proposed to the west elevation to offer access to the new balcony serving a bedroom, to be enclosed by a glazed balustrade. Properties to the west are separated from the site by Saints Bay Road and benefit from their own high roadside wall and hedge. The extension and terrace are set away from the roadside boundary and will not have an unacceptable impact on the amenities of the occupiers to the west of Saints Bay Road.

The balcony proposed to the south of the dwelling with raised pool are set sufficient distance from properties to the west, approximately 16m from the Saints Bay Road boundary and more than 25m to properties on the western side of the road, to not result in unacceptable overlooking or loss of privacy to adjoining residents.

Concerns have been raised through the public consultation process regarding the potential for overlooking and loss of privacy from windows in the south elevation and pool to the occupiers of Wychwood. It is noted that first floor fenestration would be introduced where none currently exists however the extension would be situated more than 20m from the common boundary which is marked by mature trees and other landscaping. The large areas of fenestration will serve a bedroom and ensuite bathroom. The proposed first floor windows will not result in unacceptable loss of privacy in this instance and it would be a matter of personal choice whether obscure glazing were to be introduced to the bathroom windows shown.

The terrace to the south of the pool would be approximately 7m from the common boundary and could result in some overlooking to the stepped access at Wychwood that runs down the common boundary. A patio area also exists adjacent to this common boundary but would be offset from the proposed pool area. The application drawings do not make clear whether any balustrades will be installed around this

terrace for safety reasons and a condition may be imposed to address this matter in the interests of safety and residential amenity.

The concerns raised regarding noise associated with the use of the pool have been noted however, there is no evidence to demonstrate that users of the pool would generate any more noise or nuisance than residents enjoying the garden of a property. Furthermore, had the pool not been raised, it may have constituted exempt development not requiring the specific grant of planning permission. The introduction of a domestic scale swimming pool within the garden of a dwelling does not represent development that would result in unacceptable harm to the amenities enjoyed by the occupiers of surrounding properties to warrant the refusal of planning permission.

In view of the above it is recommended planning permission is granted for the proposed extensions and pool.

Dower

The proposed domestic outbuilding is shown to be situated adjacent to the south site boundary and has been designed with a shallow pitched roof and timber clad exterior. The siting, design and appearance of the building will preserve the character and appearance of the Conservation Area and respect the local built environment.

Concerns have been raised through the public consultation process regarding the potential for overlooking and loss of privacy to the south from the secondary living room window and bathroom window. Ground floor windows can ordinarily be mitigated by existing or exempt boundary treatments however, a condition can be imposed requiring these windows to be obscure glazed. The building will not therefore, result in harm to residential amenity with regard to overshadowing or overlooking.

Although the planning policies referred to in Planning Advice Note 1: Dower Units - A guide to development have been superseded by those in the Island Development Plan the main principles of the document remain relevant. As dower units are not considered as separate dwellings, the normal requirements regarding access, parking, garden space and level of residential amenity are not applied. A main issue when dealing with proposals for dower units is whether the accommodation to be provided is to remain ancillary or incidental to the occupation of the dwelling.

The Advice Note indicates that if a proposal provides all the facilities for self-contained day to day existence, contains excessive floorspace and/or contains more than one bedroom this would be unlikely to be regarded as a dower unit. The accommodation contains an open plan living/kitchen area, a bedroom and bathroom. The overall floor area of the building would meet the Guernsey Building Control Technical Standards for a dwelling or flat occupied by one person (32 sqm). The bathroom and living accommodation (18 sqm) would not meet the Technical

Standards (GTS) however, and GTS for new residential accommodation do not apply to such proposals.

The Advice Note contains several points which may help establish whether a dower unit would be ancillary or incidental to the main dwelling. At Le Douit, it is clear that the garden and parking will be shared given the topography of the site in relation to Saints Bay Road and Val Au Bourg. The relationship and connection between the building and main house and utilities/service provision have been addressed through the submission. Although the accommodation would be set some distance from the main house which would not be convenient for shared washing facilities when the travel distance is in excess of 15m given the size of the accommodation it could not be used as a unit of residential accommodation given its limited size.

An informative note can be placed on a permission relating to its use as ancillary accommodation incidental to the enjoyment of Le Douit only. The concerns raised through the public consultation process regarding the use of the building as holiday accommodation has also been noted and would be managed by the same informative. It should be noted however, that limited use (up to 10 weeks a year) of a building such as this for self-catering holiday accommodation would not amount to development requiring planning permission. Planning permission would be required for the building to be used for a use that is not ancillary and incidental to the enjoyment of the main house.

In view of the above, it is recommended permission is granted for the detached domestic outbuilding.

Protected Monument

The Protected Monument and its setting will not be adversely affected by any aspect of the proposed development given the siting of the extension, pool and outbuilding to the rear of the property, away from the Protected Monument.

Other matters

The application does not include a detailed landscaping plan but rather shows areas of garden around the dwelling, dower and extensions. A number of trees, which are not the subject of Tree Protection Orders, are shown to be removed however these could be taken out at any time without the need for planning permission. On the whole, the Authority would not seek to be overly prescriptive in terms of landscaping for private gardens however, in this instance it is considered reasonable to impose a landscaping condition relating to the south and west site boundaries.

The development will need to be constructed to comply with current Building Regulations and matters relating to underground springs and water courses along with subsidence cannot prevent the grant of planning permission nor can this be controlled by planning conditions.

Provided plant and machinery is stored within the application site it would be unreasonable to specify the siting of such machinery. There are however, a number

of large trees along the south and west boundaries that could be impacted by the storage of materials and machinery therefore a condition could be imposed relating to root protection areas. Whilst it is acknowledged that some noise and disruption will occur during the course of construction this will be for a limited period and cannot influence the outcome of the application.

Conclusions

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

In view of the above, it is recommended that planning permission is granted for the development as set out in this submission subject to appropriate conditions and informative notes.

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: 23 August 2022

