

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 existing dwelling and glasshouse, erect replacement dwelling and landscaping, erect replacement glasshouse, alter and erect gate to east vehicle access.

LOCATION: Val Au Bourg, Saints Bay Road, St. Martin.

APPLICANT: Mr & Mrs A Healing

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: 09/08/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/06/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects - 1176/11, 12, 13A, 16 and 22. Appendix 01, 02, 03 and 04

Application Ref: FULL/2022/1208

Property Ref: J011310000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

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

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.Prior to 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 provision is essential to secure a high standard of design having regard to the character and appearance of the locality.

5.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 provision is essential to secure a high standard of design having regard to the character and appearance of the locality.

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

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of boundary tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

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

8. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

9. With the exception of any details for the removal, topping or lopping of trees as approved under condition 8 of the permission, no trees shall be lopped, topped or felled without the express prior written consent of the Authority.

Reason - To make sure that the development is carried out in a way which will preserve the character of the area and assimilate the development with its surroundings.

10. There shall be no occupation of the dwelling until the solar panels have been installed and made operational.

Reason - In the interests of sustainable development.

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

ADVICE AND OTHER REMARKS:-

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the Strategy for Nature, 2020, and the need to comply with their provisions. The building may be used by bats or other wildlife for roosting and nesting 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. It is recommended that you contact La Société Guernesiale for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email societe@cwgsy.net.

Your attention is drawn to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that external lighting be avoided or kept to a minimum.

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/2022/1208
Property Ref: J011310000
Valid date: 24/06/2022
Location: Val Au Bourg Saints Bay Road St. Martin Guernsey GY4 6ES
Proposal: Demolish existing dwelling and glasshouse, erect replacement dwelling and landscaping, erect replacement glasshouse, alter and erect gate to east vehicle access.

Applicant: Mr & Mrs A Healing

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

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

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. Prior to 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 provision is essential to secure a high standard of design having regard to the character and appearance of the locality.

5. 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.

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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.

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- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of boundary tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

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

8. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development

whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

9. With the exception of any details for the removal, topping or lopping of trees as approved under condition 8 of the permission, no trees shall be lopped, topped or felled without the express prior written consent of the Authority.

Reason - To make sure that the development is carried out in a way which will preserve the character of the area and assimilate the development with its surroundings.

10. There shall be no occupation of the dwelling until the solar panels have been installed and made operational.

Reason - In the interests of sustainable development.

INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the Strategy for Nature, 2020, and the need to comply with their provisions. The building may be used by bats or other wildlife for roosting and nesting 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. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or email societe@cwgsy.net.

Your attention is drawn to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that external lighting be avoided or kept to a minimum.

OFFICER'S REPORT

Site Description:

Val Au Bourg is a detached two and a half storey dwelling situated on a sloping site between Saints Bay Road and Val au Bourg. Residential properties exist to the immediate north, east and west of the site. Vehicular access is via a driveway from Saints Bay Road whilst a pedestrian and secondary access gate exist in the roadside

boundary to Val au Bourg. The site benefits from mature landscaping with terraced levels with steps/ramps to access various parts of the garden. A greenhouse is situated to the south of the dwelling.

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

Relevant History:

PAPP/2007/0258 – construct balcony and stairs – granted

PAPP/2006/3381 – variation to previously approved works – construct balcony and stairs (options A and B) – granted

PAPP/2006/0200 – construction of two balconies and replacement of two windows with door units to provide access – granted

PAPP/2004/3544 – construction of two balconies and replacement of two windows with door units to provide access – granted

PAPP/1996/2992 – create sunroom – granted

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application relates to the demolition of the existing dwelling and the construction of a replacement dwelling on the site with associated landscaping, alterations to vehicular access and the erection of a gate to the east vehicular access.

The proposal relates to the erection of a two-storey flat roof dwelling adjacent to Val Au Bourg. The dwelling has been designed with a sedum roof incorporating PV panels and a timber and stone clad exterior.

A garage, open plan kitchen, living and dining room, gym, sauna, WC, changing rooms, utility room and entertainment room are proposed on the ground floor along with a courtyard whilst the first floor would provide 5/6 bedrooms (one ensuite room identified on the plans as an art room.) A lift has been incorporated into the scheme.

The building has been designed as a flat roof property with large areas of glazing to take advantage of the cliff top views and solar gain.

The application incorporates a Waste Management Plan, Tree Condition Survey and Arboricultural Impact Assessment and Sustainability Statement/Checklist.

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

Island Development Plan policies:

GP1: Landscape Character and Open Land
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:

La Societe Guernesiaise – In respect of this application, we would point out that the site adjoins the 'Cliffs' SSS and would ask that the impacts of the proposals, both during construction and in the long term, be considered accordingly.

Buildings of this type can be used by roosting bats and other wildlife and this likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby.

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

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

'Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We recommend that the site is inspected accordingly prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted on 07781 166924 or by emailing info@societe.org.gg

We would also highlight the environmental impact of light pollution on many types of wildlife such as birds, bats and insects. Such pollution can be particularly problematic when introduced into a landscape such as this one, where existing sources of artificial light are relatively sparse. This part of the island has recently been shown to support a number of bat species.

We would ask that the Planning Service consider this aspect in relation to the application. We would further request that, if this application is approved, an informative note be added to the Information Sheet as follows -

‘Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that external lighting be avoided or kept to a minimum as much as possible’.

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the principle of demolishing the existing building, erecting a replacement dwelling on the site, the design form, massing and scale of the dwelling and its impact on the landscape character and open land along with impacts on residential amenity.

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 demolition and rebuild

The application falls to be considered under policy GP13: Householder Development which allows in principle, subject to accordance with the stated criterion of this policy, consideration of proposals that involve the demolition and replacement of existing buildings. Replacement dwellings on a one for one basis must be assessed irrespective of the size of the existing or proposed replacement dwelling. The principle of demolition of the existing dwelling and erection of a replacement dwellinghouse on a one for one basis therefore accords with Policy GP13.

Demolition of the existing buildings

Policy GP13, whilst allowing for the erection of a replacement dwelling in principle, also requires consideration of the contribution that the existing building makes to the character of the area concerned. In this instance, the loss of the existing building will be considered before assessing the merits of the new replacement dwelling.

The existing property is a relatively modern detached two storey dwelling and is considered to make limited contribution to the character of the area.

Its demolition 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, massing and scale of the proposed replacement building

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: Design seeks to ensure that development respects the quality of the physical environment, recognising that good design can contribute to the creation of a cohesive built environment that enhances the experience of the Island whether that is for living, working or visiting.

In this regard 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 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.

The scheme relates to the erection of a two-storey flat roof dwelling. The scheme represents a contemporary building lower in height than the one it replaces. Overall, the development and palette of materials proposed represents a good standard of design that respects the local built and open landscape concerned in accordance with the aims of Policies GP8 and GP13 of the Island Development Plan.

The scheme proposes multi-storey development, with accommodation over two floors, which demonstrates efficient and effective use of land in relation to the replacement dwelling proposed, in line with the aims of Policy GP8. A green roof is proposed, 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.

The existing building on the site is located on a substantial plot that is capable of accommodating a larger building and Policy GP13 sets out that a comparison should not be made between the impacts of the existing dwelling compared with the impact of the new. The application site is not within a conservation area and does not affect a protected building or protected monument, but is in an elevated position. In respect of Policy GP8 c. (built and open character), the application will also be assessed against Policy GP1: Landscape Character and Open Land (below).

The scheme does not provide precise details relating to future landscaping of the site in connection with its redevelopment although consideration has been given to existing trees and proposed planting. It is considered appropriate however, to impose a planning condition relating to a landscaping scheme to provide adequate control to ensure that the proposed hard and soft landscaping is appropriate for this location and having regard to sustainable development/surface water run-off.

The proposed development will be situated in a large plot, set well away from the site boundaries, which ensures that the dwelling will not result in unacceptable overshadowing or loss of privacy to surrounding residential occupiers. Overall, the scheme incorporates large areas of glazing to maximise solar gain and natural light, and terraces and external amenity space for the enjoyment of occupiers.

The development provides bedrooms on the first floor, each floor is on a single level, without internal steps, and a lift is shown to be provided. The accommodation is generously proportioned and will enable access within the building for people of all ages and abilities. The building would also offer opportunities to be adapted, or extended, to meet the future needs of occupiers. Although stepped access points are provided around the building the scheme will also incorporate level thresholds and allow for good access around the building/site in line with Policy GP8.

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.

Impacts on landscape character and open land

The site sits primarily within the 'South Cliffs Valley' landscape character as set out in Annex V of the IDP. The existing dwelling and part of the site adjacent to Val Au Bourg /northeast part of the site is situated in the 'Cliff Tops' landscape character. The Cliff Valleys are exposed to the full force of sun and wind which means that vegetation is mainly semi-natural scrub, trees exist more in the sheltered upper reaches of the valleys and mid to late 20th Century development exists which impacts on the character of these valleys. The Cliff Tops immediately back the crest of the cliffs and covers approximately the first 300m of the southern edge of the Upland Plateau. Occasional glasshouses, trees and houses interrupt the flat open character of the landscape however, the top land still remains largely undeveloped.

Policy GP1: Landscape Character and Open Land seeks to ensure that proposals do not result in the unacceptable loss of distinctive features that contribute to the wider landscape character and the local distinctiveness of the area. The impact should be assessed in the wider context of the locality, *"In respecting the landscape character and openness of an area, a development need not be hidden from public view, but will be required to avoid undermining the wider landscape character and/or openness of an otherwise undeveloped area."* The detailed design of the development including architectural detailing and materials has previously been considered in the report (design, form, massing and scale of the proposed replacement building).

The valley nature of the site is such that long distance views of the site are limited. Although a larger dwelling is now proposed it is also noted that its overall height has been reduced through the introduction of a flat roof. The linear form of the building also reduces its scale and bulk. The proposed building will not detract from the openness of the landscape character and the building will not appear as an obtrusive feature in the wider area.

A detailed landscaping scheme has not been included with the application but, as noted above, can be managed by condition and should seek to ensure that the development will assimilate into the existing landscape character. Overall, the scheme meets the aims of Policies GP1 and GP8 in relation to landscape character and open land. The total clearance of trees from the site could significantly alter the impact the development would have on the character and appearance of the locality and it is reasonable to impose a condition relating to the lopping and topping of trees to be retained on the site.

Impact on neighbour amenity

Policies GP8, GP9 and GP13 require an application to consider any impacts of a development on neighbouring amenity.

Although the footprint of the replacement dwelling is larger than the existing the overall height of the development is lower and therefore so is its mass. The development is set away from surrounding residential properties and as a result the

scheme will not result in overshadowing or loss of light to the occupiers of surrounding dwellings nor will the scheme result in unacceptable overlooking or loss of privacy. The scheme therefore meets the aims of Policies GP8, GP9 and GP13 in this respect.

Alterations to access arrangements, car parking provision and effects on surrounding highway

Policies IP7 and IP9 relate to private car parking and highway safety, accessibility and capacity respectively.

There is ample off-road parking, garaging and on-site turning to serve the property and therefore the aims of both Policy IP7 and IP9 have been satisfied in this case.

The widening of the access to Val Au Bourg has been identified through the submission as providing a passing place along with an automatic gate for access. The proposal has regard to highway safety and the free flow of traffic in line with Policy IP9 of the Island Development Plan. The works represent a good standard of design, in keeping with the proposed development and which will not have a detrimental impact on the locality in accordance with Policy GP8 of the Plan.

The scheme does not incorporate a designated cycle store however, cycles could be accommodated in the proposed garage to offer the occupiers of the dwelling with an alternative mode of transport in line with the aims of Policy IP6.

Waste Management Plan

The application has been accompanied by a 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 by 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.

Conclusion

In view of the above, it is recommended that planning permission is granted for the proposed replacement dwelling subject to conditions relating to:

- Details of the proposed green roof and associated maintenance
- Landscaping scheme and associated maintenance
- Lop/top of trees to be retained
- Waste Management Plan
- Solar panels

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 August 2022

