

**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 erect replacement dwelling, erect 2 storey detached garage/office/gym to south-east boundary. Install swimming pool, gate to existing access and create additional vehicle access.

**LOCATION:** Chateau Le Pham, Camp De L'Eglise, St. Saviour.

**APPLICANT:** Ms T Pham, Ms N Pham & Ms T Pham

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

**Date of Grant of Permission:** 07/02/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 31/08/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** SOUP 407. 0800.P9, 0900.P7, 0950.P1, 1000.P7, 1100.P7, 1250.P6, 1500.P7, 1520.P7, 1800.P7, 1850.P7 & 1865.P7.

**Application Ref:** FULL/2022/1790

**Property Ref:** E006720000

**Conditions and reasons:-**

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

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

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

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

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

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

4.No development, including site works, shall begin on site until the applicant or developer has agreed an archaeological watching brief with the Authority, and no development shall take place except in accordance with the agreed details.

Reason - The application site is located within an area of known archaeological importance and appropriate and satisfactory provision for the overview of the works, and the protection and recording of any finds are essential.

5.The landscaping scheme, including the removal of the existing driveway, shall be fully completed, in accordance with the approved details, 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, to help assimilate the development into its surroundings and to provide biodiversity enhancements in line with the Strategy for Nature.

6.The permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details, unless otherwise agreed in writing by the Authority.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7.The dwellinghouse hereby permitted shall not be occupied until the photovoltaic panels shown on the submitted plans have been installed and made operational, unless otherwise agreed in writing by the Authority.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

**Expiry Date: This permission will cease to have effect on 06/02/2026 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

For the avoidance of doubt, this decision permits the erection of a dower unit to be used as an integral part of and incidental to the principal dwelling hereby approved. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

For the avoidance of doubt, this decision permits the proposed garage/office/gym to be used only for purposes incidental to the enjoyment of the dwelling house. Any use in connection with a trade or business would require a separate grant of planning permission.

For the avoidance of doubt, the installation of any fencing or lighting, which does not fall within the provisions of the Land Planning and Development (Exemptions) Ordinance, to be associated with the tennis court hereby approved would require planning permission. Any such installation would have to be carefully considered in respect of visual and neighbour impacts, and the special interest of the adjacent protected monument. Your attention is also 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.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly 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 associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesaise for advice or to arrange a site visit. La Société can be contacted by emailing [info@societe.org.gg](mailto:info@societe.org.gg)

**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](http://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](mailto: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/2022/1790  
**Property Ref:** E006720000  
**Valid date:** 31/08/2022  
**Location:** Chateau Le Pham Camp De L'Eglise St. Saviour Guernsey GY7 9FE  
**Proposal:** Demolish existing dwelling and erect replacement dwelling, erect 2 storey detached garage/office/gym to south-east boundary. Install swimming pool, gate to existing access and create additional vehicle access.  
**Applicant:** Ms T Pham, Ms N Pham & Ms T Pham

**RECOMMENDATION - Grant: Planning Permission with Conditions:**

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

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

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

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

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

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

4. No development, including site works, shall begin on site until the applicant or developer has agreed an archaeological watching brief with the Authority, and no development shall take place except in accordance with the agreed details.

Reason - The application site is located within an area of known archaeological importance and appropriate and satisfactory provision for the overview of the works, and the protection and recording of any finds are essential.

5. The landscaping scheme, including the removal of the existing driveway, shall be fully completed, in accordance with the approved details, 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, to help assimilate the development into its surroundings and to provide biodiversity enhancements in line with the Strategy for Nature.

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Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

7. The dwellinghouse hereby permitted shall not be occupied until the photovoltaic panels shown on the submitted plans have been installed and made operational, unless otherwise agreed in writing by the Authority.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

## **INFORMATIVES**

For the avoidance of doubt, this decision permits the erection of a dower unit to be used as an integral part of and incidental to the principal dwelling hereby approved. It does not permit the creation of a separately occupied annex or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

For the avoidance of doubt, this decision permits the proposed garage/office/gym to be used only for purposes incidental to the enjoyment of the dwelling house. Any use in connection with a trade or business would require a separate grant of planning permission.

For the avoidance of doubt, the installation of any fencing or lighting, which does not fall within the provisions of the Land Planning and Development (Exemptions) Ordinance, to be associated with the tennis court hereby approved would require planning permission. Any such installation would have to be carefully considered in respect of visual and neighbour impacts, and the special interest of the adjacent protected monument. Your attention is also 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.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly 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 associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesaise for advice or to arrange a site visit. La Société can be contacted by emailing [info@societe.org.gg](mailto:info@societe.org.gg)

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## **OFFICER'S REPORT**

### **Site Description:**

The application site comprises a corner plot, with the Camp de L'Eglise running along the south and east boundaries. The site is bounded by a residential property to the west and open land to the north, further residential property is located across the road to the north-east and south-east. The detached two storey dwellinghouse is located in the north-east corner of the site, and vehicular access is in that corner. The roadside boundaries are formed by high hedging, with a grass verge running between the hedge and the road along the south boundary. A feudal seat, designated as a protected monument, is located on that verge.

A retrospective application to recognise the whole of the site as domestic curtilage was approved 2021, subject to the undertaking of additional biodiversity planting.

The site is located within an Agriculture Priority Area, Outside of the Centres in the Island Development Plan.

### **Relevant History:**

FULL/2022/1981 Variation to previously approved plans for change of use of agricultural land to domestic curtilage (2,173 sq.m.) - Extend curtilage to north (79.6 sq.m.) (retrospective). Refused.

FULL/2022/0496 Erect shed with adjoining greenhouse and erect shed to north of site (part retrospective). Approved 18/05/22

FULL/2021/2063 Change of use of agricultural land to domestic garden (2,173sqm). (retrospective). Approved 02/11/21

### **Existing Use(s):**

Residential Use Class 1

### **Brief Description of Development:**

Permission is sought for the substantial demolition of the existing and construction of a replacement two storey dwellinghouse. The proposed dwellinghouse would include extensive living accommodation, 5 bedrooms and ground floor dower accommodation. The dwelling would comprise of pitched and hipped roof forms, and would be wrapped to the north and west by a single storey flat roof structure topped with a terrace. The roofs would be finished in slate, with a rendered finish to the main part of the building and Forest Marble block finish to the flat roof segment. Window frames would be bronze anodised aluminium and fascias and trims would be in copper. Solar PV panels are proposed across the central flat roof and on the south facing pitch.

The proposals include the construction of a two storey garage/gym building to the south of the new dwelling, which would be finished at ground floor with Forest Marble blocks, with an upper band of render and a slate roof. A new 5m access is proposed to be provided in the east boundary to serve a parking area between the two buildings. A gate would be installed to the existing access, which is stated to be used only for maintenance or emergency purposes.

The submitted plans also detail the raising of ground levels to the west of the dwelling to meet the internal finished floor level and the construction of a swimming pool and tennis court to the south of the site.

Following deferral clarification was provided on certain points, and a Site Waste Management Plan was provided.

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

GP1 Landscape Character and Open Land

GP6 Protected Monuments

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:**

One letter of representation received raising the following points:

- Fencing and hedging along the west boundary belong to the neighbouring property known as Les Forgerons and not the applicant;
- The hedging is detailed at 3m but is actually 1.7m;
- High planting on the west boundary would obscure light and sunlight into the single windows serving the dining room on the adjacent property;
- There is no indication of the surface material for the tennis court, and there are concerns this may lead to flooding of the adjacent, lower level property;
- A tennis court does not sit well adjacent to a protected monument and Ruelle Tranquille.

*La Societe Guernesiaise* comment as follows:

In respect of this application, we would like to highlight that buildings of this type can be used by roosting bats. This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby.

We would recommend that the building, in particular the roofspace, 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 legally protected under the Animal Welfare Ordinance 2012.

We would request that, if this application is considered further, 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 legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly 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 associated 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 by emailing [info@societe.org.gg](mailto: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:**

*The States Archaeologist* comments as follows:

As noted in the application, much of the site was previously under glass, and together with the disturbance caused by the existing house there is likely to be little archaeological survival in those areas. It is possible, however, that there is some archaeological preservation in the south-east of the site, where the proposed garage and gym is sited. The proximity of the fief seat and records of chance finds from several locations in the vicinity suggest that there may be finds of archaeological interest in this area. For that reason I would like to recommend that a watching brief be carried out on the excavation of the footings for the garage and gym; it would also be useful to monitor the excavation for the swimming pool, although that is at least in part beneath the area previously occupied by the glasshouses.

### **Summary of Issues:**

Principle of a replacement dwelling and dower unit;  
Design, form, scale and massing of the proposed development;  
Impact on neighbour amenity;  
Parking, access and highway safety;  
Waste Management Plan and Sustainable Development

### **Assessment against:**

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

### Principle of replacement dwelling

The current application does not propose the wholesale demolition of the existing dwelling, however the extent of works proposed are such that the proposal is considered to amount to demolition and rebuild for the purposes of planning policy. The lower unit proposed within the dwelling forms an integral part of the new dwelling, and would be considered as part of the assessment of the new building.

Proposals for the replacement of existing dwellings on a one-for-one basis are considered as a form of householder development under the provisions of IDP Policy GP13, which operates a general presumption in favour of such development unless the existing building is of such architectural or historic quality that its retention would be preferred.

In this case the existing dwelling is not of sufficient architectural or historic quality to warrant retention and the principle of the development is therefore considered to be acceptable.

### Design, form, scale and massing of the proposed development

Policy GP13: Householder Development and GP8: Design set out a number of criteria that should be satisfied when considering a replacement dwelling.

In this case the proposed replacement dwelling, and associated outbuilding, would comprise a significant increase in the bulk and massing of built form at this site. The preceding text to Policy GP13, paragraph 19.14.10, however 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.*

The layout of the site, topography of the area, geometry of the surrounding roads and height of the existing boundary hedges, limit views of the existing building. The building is screened from view from the south-west, south and south-east, however is visible in views from along Rue des Choffins to the north, elevated above that road which drops away to the north, and Rue des Lohiers to the north-east. Furthermore the creation of a new access as proposed would open up limited views from Camp De L'Eglise to the east.

As previously noted, the proposed replacement dwelling is much larger than the one that it replaces, however would remain in a similar location on the site, and of limited impact in views from the south. To the east the dwelling would remain of

comparable scale and design, and would not have a significantly greater impact. In views from the north the existing dwelling appears as a substantial structure and the proposed new dwelling, whilst of similar ridge height, would project further into the site. The additional bulk and massing would not however result in a significantly greater impact on the character of the area.

The proposed garage building would introduce substantial built form close to the south and east property boundaries however, on balance, taking into account the positioning of surrounding development and the existing and proposed boundary planting, the impact of this structure would not significantly detract from the character or visual amenity of the area.

The design of the buildings takes a coherent approach across the site, makes efficient use of land and would provide a good standard of living environment, with accessible and flexible accommodation.

The built form is set sufficiently distant to the feudal seat to prevent any impact on the setting of that protected monument.

The creation of a new access in the east boundary would result in the loss of only a limited section of roadside bank and hedging and would not have a significant impact on character.

The proposed tennis court would not have any visual impacts outside of the site. Following deferral it has been confirmed that there is no intention to provide fencing or lighting in association with the tennis court. Prior to the construction of the tennis court in the proposed location, it should however be noted that the installation of any fencing or lighting would require planning permission. Careful consideration would need to be given to the installation of any such features, should they prove desirable in the future, in respect of visual impacts, particularly given the close proximity to the road and protected monument, and potential light pollution, given the rural location and proximity to residential property.

Policy GP8 also refers to the provision of soft and hard landscaping to reinforce the local character. As part of the previous consent for an extension of curtilage, a landscaping and biodiversity scheme was approved. The current application, by virtue of alterations immediately to the rear of the dwelling and along the south boundary, would result in the omission of some of the approved scheme, however this would be offset by removal of the existing driveway and additional planting along the north boundary. Additional tree planting is also proposed along the south roadside verge, to ameliorate the impact of the garage building. Overall, the landscaping scheme is considered to be acceptable but it is recommended that a condition is included for it to be implemented within a timely manner. It would not be reasonable to attach a condition controlling the height of any planting adjacent to the neighbouring property, however it is recommended that the applicant carefully consider any impact that planting may have on the amenity of adjoining properties.

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

#### Impact on neighbour amenity

GP8: Design indicates that new development will be supported where it is demonstrated that it will not have an unacceptable impact on neighbouring amenity and considers the health and well-being of the future occupiers and this is reinforced by GP9: Sustainable Development.

Although larger, the proposed dwelling will be situated in a similar position to the existing dwelling on the site, and the dwelling and proposed outbuilding would be set away from nearby residential property. The proposed built form would therefore have no notable impacts in terms of overshadowing to, overbearing of or loss of outlook from, adjacent properties.

Fenestration and terraces associated with the proposed dwelling would face over open land to the north and east, towards the new garage building to the south and into the gardens associated with the property to the west. The adjacent property to the west is located over 35m from the proposed dwelling and, whilst there are some windows in the facing elevation, the distance would preclude any impact on the privacy of that dwelling.

Fenestration in the proposed garage building would be focussed to the west, with a single window proposed at first floor level in the south elevation and no fenestration to the east. There would therefore be no overlooking of the adjacent property to the south-east.

A grass tennis court could be formed in this location without the need for planning permission. The laying of a surface as proposed would not result in a significantly greater impact on neighbour amenity. Following deferral, details of the surfacing and method of draining have been provided to demonstrate that any surface water runoff will be dealt with on site. Details have also been provided in relation to the limited land raising immediately to the rear of the new dwelling, and confirmation provided that no site boundaries will be altered. All surface water is to be dealt with via soakaway on site and would not impact on adjoining properties.

Should planning permission be granted however it is recommended that to protect residential amenity an informative is included to ensure that the garage is used for a purpose ancillary to the main dwelling and not in connection with any trade or business.

### Parking, access and highway safety

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

The proposed new access would be 5m in width, opening on to a narrow lane in close proximity to a sharp bend. The retention of the existing hedging along the remainder of the boundary would significantly impede sightlines from the access. The adjacent lane is however a neighbourhood road, and the width of the lane and geometry of the adjacent bend would slow vehicles approaching the proposed access point. On balance, it is considered that the proposed access would not raise significant road safety concerns.

The existing access would be retained, however removal of the hardsurfacing and planting as proposed would limit use of this access, and it is stated to be retained for emergency and maintenance purposes only. Given the relative positions of the existing and proposed accesses and the extent of roadside boundary treatment, it is not considered that there would be any particular benefit in requiring the closure of the existing access.

The scheme incorporates onsite parking, garaging and hardstanding for turning. The level of off-road parking provision is acceptable having regard to IP7 and the Supplementary Planning Guidance.

The garage building would provide opportunity for cycle storage. As such the scheme satisfies Policies IP6 and IP7 with regard to parking and ways in which future occupants can utilise alternative modes of transport.

### Waste Management Plan and Sustainable Development

The application has been accompanied by a Waste Management Plan which is considered to be satisfactory in this case, the implementation and monitoring of which can be further controlled by planning condition.

With regard to Policy GP9: Sustainable Development, the application has been supported by a statement setting out that the scheme is designed to meet and exceed current technical standards in terms of carbon emissions, incorporating high performance insulation, air-tight construction techniques and natural ventilation options, together with a heavy masonry based building envelope at ground floor to retain latent heat. It has been demonstrated that the proposed development has taken into account the use of energy and resources and espouses sustainable approaches through retention of as much existing building fabric as possible.

The proposal includes significant PV provision, installation of which can be controlled by condition.

Although a relatively large area of hardstanding is proposed it is noted that hardstanding within the domestic garden of a dwelling constitutes exempt development that does not require the specific grant of planning permission. The level of hardstanding will not result in harm to the character and appearance of the area.

With regard to sustainable design principles, following deferral it has been confirmed that all hard landscaping is to be a permeable SUDS system, in accordance with Policy GP9 of the IDP. This can be controlled by condition.

### Conclusion

Overall and on balance, the proposal accords with the purpose of the Law, material consideration and relevant planning policies, subject to the conditions set out above.

**Date:** 31/01/23

