

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Demolish dwelling and erect replacement dwelling.

LOCATION: La Perelle, Route De La Marette, St. Saviour.

APPLICANT: Mr & Mrs D & C De La Mare

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: 31/03/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/02/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects: 1212_Appendix_01, _02, _03A & _04A.

Application Ref: FULL/2023/0355

Property Ref: E005570000

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 shall begin on site until details of the spacing of the untreated, sawn Douglas Fir vertical timber clad screen to the ground floor, east facing hallway window have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and the screen shall be installed prior to the dwelling being occupied.

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

5.The two ground floor dressing room windows and one ground floor hallway window in the south elevation of the development hereby approved shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

6.Prior to the commencement of any work in connection therewith a landscaping scheme for the land to the front of the dwelling, 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;
- ii) planting schedules, noting the species, sizes, numbers and densities of plants; and
- iii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

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

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

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

8.The development hereby permitted shall be constructed in accordance with the details set out in the GP9 - Sustainability information on page reference 1212_19 of the DLM submission and in accordance with the details shown on the approved plans regarding an solar panels, and 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.

9.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.

Expiry Date: This permission will cease to have effect on 30/03/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Attention is drawn to the conditions attached to planning permission reference FULL/2022/FULL/2022/1840. At the current time the glasshouse has not been removed (required by condition 7 to be demolished by 31/03/2023) and the landscaping scheme (condition 3) has not been discharged with the Authority. It may be appropriate to request a variation to condition 7 regarding the glasshouse however please ensure that such a request, along with the necessary the landscaping

scheme is provided within 28 days of this permission otherwise the matter will be referred to Planning Enforcement for investigation and action.

Please also be aware that planning permission for the change of use of agricultural land to domestic garden included conditions (5 and 6) removing exemption rights from the land which remain applicable following the permission to redevelop the dwelling on the site.

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/2023/0355
Property Ref: E005570000
Valid date: 27/02/2023
Location: La Perelle Route De La Marette St. Saviour Guernsey GY7 9XB
Proposal: Demolish dwelling and erect replacement dwelling.

Applicant: Mr & Mrs D & C De La Mare

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.

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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).

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development shall be carried out only in accordance with the agreed details and the screen shall be installed prior to the dwelling being occupied.

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

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- i) full details of tree and hedge planting;
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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.

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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.

INFORMATIVES

Attention is drawn to the conditions attached to planning permission reference FULL/2022/FULL/2022/1840. At the current time the glasshouse has not been removed (required by condition 7 to be demolished by 31/03/2023) and the landscaping scheme (condition 3) has not been discharged with the Authority. It may be appropriate to request a variation to condition 7 regarding the glasshouse however please ensure that such a request, along with the necessary landscaping scheme is provided within 28 days of this permission otherwise the matter will be referred to Planning Enforcement for investigation and action.

Please also be aware that planning permission for the change of use of agricultural land to domestic garden included conditions (5 and 6) removing exemption rights from the land which remain applicable following the permission to redevelop the dwelling on the site.

OFFICER'S REPORT

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Site Description:

La Perelle is a detached one and a half-storey dwelling situated to the west of Route De La Marette. A glasshouse, containing household domestic storage, is situated to the immediate rear of the dwelling and a timber fence is situated to the west of the glasshouse. To the west and north of this are the footings/pathways associated with

horticultural growing. A bank exists to the west of the site and steps provide access to the beach.

The extent of domestic garden was previously identified as being the house, driveway to the north and extending west to the front of the glasshouse. Planning permission has been granted for the change of use of the remainder of the site from agricultural land to domestic garden. That permission required the glasshouse to be removed by the end of March 2023 and for a landscaping scheme to be submitted to and agreed in writing by the Authority. Neither of these conditions had been satisfied at the time of this submission.

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

Relevant History:

FULL/2022/1840 - Change of use of agricultural land to domestic garden (842sqm).
Erect retaining gabions to west of site – granted

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application relates to the demolition of the existing dwelling and glasshouse and the erection of a replacement dwelling, granite wall to the front of the property and associated landscaping and the installation of gabion reinforcements to the western back as per the previous approval.

The application drawings show the erection of a swimming pool which, given its position would represent exempt development.

The building incorporates a partial basement level for garaging, utility, store, plant room and workshop with all other accommodation above on a single level. From the front of the property/east elevation the building will appear as single-storey whilst to the rear/ south it will appear two-storey in height. The replacement dwelling would have 5 bedrooms and has been designed as a flat roof property with large areas of glazing.

The application has been accompanied by a Design Statement which includes a brief Waste Management Plan. An air source heat pump is shown to be provided in an enclosure to the south of the dwelling and solar panels are indicated on the flat roof of the building.

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

Representations:

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

Visual amenity

- size and appearance of the footprint of the proposal compared to the existing dwelling because the new proposal spans the width of the plot and extends towards the beach
- as a flat roof structure it would be across the whole site compared to the current peak of the roof ridge only, on the southern side of the site
- The development will have an overbearing effect on the streetscene
- La Marette Road is part of an open headland, it was designated as an Area of High Landscape Quality and the open, rural environment should be protected. It is part of the Richmond Point Area which is rugged and, in the main, undeveloped – it is popular with walkers – views of Lihou Island, La Conchee and its sister reefs
- The IDP commits to ensure that development does not result in the unnecessary loss of open and undeveloped land or the erosion of landscape character but the development would do both

Historic significance

- The Menhirs (Le Crocq and La Longue Pierre) on the road, just metres from the development, are of historic significance, marked on tourist maps, these would have been associated with a nearby dolmen. Le Crocq attracted the interest of the States Ancient Monuments Committee in 1955. There are other, smaller and unnamed Menhirs in the area believed to be part of an ancient circle, one actually sits on the La Perelle property
- It is believed that the whole area was one of intense Druid activity with remaining clues to support this – in a large field opposite the site is the remains of an ancient dolmen although the megalithic structures accompanying it are long gone

Design and appearance

- Other properties are of modest design and height and the size and size of the proposal would be out of character to the neighbouring properties

- It cannot be compared to Fort Le Crocq, Fort Richmond and Patris as these are all situated away from the road, reached along lengthy driveways and have been enhancements to existing buildings, primarily keeping a similar footprint whilst adding contemporary features

Residential amenity

- The development will have an unacceptable impact on outlook from nearby properties

Other matters

- Why was the current property permitted approximately 45 years ago?
- In 2010/11 plans for a house on the road, converted from an existing building was met with opposition by the Department with a requirement relating to a demolish and rebuilt covering the existing footprint and must fit in with neighbouring properties and with open field space retained/increased – these requirements were strictly adhered to – this development would not adhere to these principles and although the Development Plan has changed since then it is difficult to comprehend how it has changed 180 degrees in this open, rural and historic setting
- Granting permission for such a development would set a precedent for others in this humble Guernsey lane turning it into an ostentatious array of overlarge and overpriced residences
- A decision should not be reached without a visit to the site and locality
- The beach is of interest to ornithologists and there have been unusual sightings on the land and beach area, a Nature Reserve Trail has been established rubbing west to east on the northern flank
- Opposite La Perelle an open field was forested a few years ago by previous owners to help preserve the environmental nature of the area

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, subject to accordance with the 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 application for the demolition of the existing dwelling and erection of a replacement dwellinghouse on a one for one basis, accords with Policy GP13.

Demolition of the existing building

Policy GP13, whilst allowing for the erection of a replacement dwelling also requires consideration of the contribution that the existing building has on the character of the area concerned. This assessment does not extend to the age of the existing building which has been raised through the public consultation process. When read in the context of other buildings on the headland and in relation to its siting on the plot, the building is considered to make limited contribution to the character of the area. Its demolition would not have a significant 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

The preceding text to Policy GP13: Householder Development, 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 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 dwelling with accommodation on two floors however, given the partially subterranean design the lower/basement level is the lower level of accommodation is for garage/storage/plant room etc. The scheme represents a contemporary building that would not exceed the ridge height of the existing building but the mass of which would be greater given its design. The associated services, plant, garages etc. are integrated into the built form and design of the building. Whilst concerns have been raised regarding the design and appearance of the building the IDP offers flexibility of choice in non-designated areas such as this. 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 application drawings in this case include information regarding the external finishes proposed and such a condition specifically relating to details of external materials is not considered necessary in this instance.

The scheme proposes multi-storey development, with accommodation on 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 and without increasing the height of the development which would appear more visually intrusive in the streetscene and in this headland location.

The existing building on the site it 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 a prominent location on a headland. 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 application drawings refer to the approved landscaping associated with the change of use of agricultural land to domestic garden however the landscaping condition associated with this earlier permission has not been discharged. As a result, a landscaping scheme should be required by condition and allow adequate control to ensure that the proposed hard and soft landscaping is appropriate for this site. The matter of biodiversity enhancements is not relevant to this application for a replacement dwelling and has been controlled by planning condition in association with the approval for the change of use of agricultural land to domestic garden. The conditions relating to this permission have yet to be complied with.

The scheme incorporates large areas of glazing to maximise on solar gain and natural light and external amenity space for the enjoyment of occupiers. The development does include stepped access to four bedrooms however there is one bedroom on the same level as the principle living accommodation. 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 and the scheme incorporates level thresholds and allow for good access around the building/site.

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 application site is within the 'Western Bays' landscape character as set out in Annex V of the IDP. There is a sequence of bays and headlands characterised by intertidal rocks and long sandy beaches stretching from Fort Pezeries at Pleinmont up to Cobo forming an impressive coastline when viewed from the Escarpment above and from the coast itself. The bays are backed by Mares (wetland/lagoons) separated from the coast by sea defences and the coast road. The Headlands along the west coast create a rhythm of rocky, exposed land between the Bays and provide pedestrian access to the inter tidal rocks and beaches along with viewing points. With the exception of isolated clusters of development, such as Richmond, (including coastal car parks), the Headlands still retain a rough, semi-natural and exposed character.

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 scale of the building, set down in its plot and with the appearance of a single-storey dwelling from the road will not detract from the openness of the landscape character. Long distance views of the site are possible but will not appear as an obtrusive feature in the wider area. The drawings provide clear levels for the site and development therefore a planning condition specifically relating to this is not necessary.

The existing building is on a prominent location on the headland, however, the position of the proposed dwelling will retain visual access to the site from the beach. The site and dwelling will be screened from the road north of the site given existing headland landscaping and the topography of the site and headland. The arrangement of the development on the site appears to also draw from the linear form of glasshouses situated on adjoining sites to the south which project west, along site boundaries. The development will not extend beyond the position of the

glasshouse which currently exists (but is required to be removed by the end of March 2023).

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 and address biodiversity enhancements. Overall, the scheme meets the aims of Policies GP1 and GP8 in relation to landscape character and open land.

Impact on neighbour amenity

The overall height of the replacement dwelling is similar to the existing dwelling to be demolished although its footprint is larger than the existing and therefore so is its mass. The proposed development is situated adjacent to the south site boundary but set further from the boundary than the existing dwelling. Being situated to the north of other development in Route De La Marette the building will not result in overshadowing or loss of light to adjoining occupiers. Outlook from the adjoining property will alter as a result of the development but given that the dwelling is to be situated away from the common boundary and with a varied palette of materials in order to break up the mass of the building it will not have an overbearing impact on the amenities of the neighbouring occupiers.

A hedge is identified along the south site boundary and this or other exempt boundary treatment would manage the potential for overlooking from the lower level accommodation, where fenestration is limited. In terms of overlooking and loss of privacy from the upper floor accommodation windows in the south elevation have been limited to dressing room windows, two hallway windows and a high level boot room window. The east facing boot room window is shown to be fitted with a timber screen to prevent overlooking of the amenity space to the south. Providing the screen and obscure glazing are controlled by condition the potential for overlooking and loss of privacy has been appropriately managed. 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. With garage, store, workshop and carport included in the scheme there is ample provision for cycle store to provide occupiers of the dwelling with an alternative mode of transport in line with the aims of Policy IP6.

Waste Management Plan and Sustainable Development

The application has been accompanied by a brief Waste Management Plan which is considered to be satisfactory in this case. The information is considered satisfactory to meet the aims of Policy GP9 in this respect and can be managed 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. The scheme incorporates the introduction of solar panels and an air source heat pump which contribute to sustainable design.

Other matters

The development is not situated within a Site of Special Significance or Area of Biodiversity Importance and is also situated away from the beach itself. It is the responsibility of a developer/land owner to have the necessary regard for wildlife however, in this case this would be managed through The Animal Welfare (Guernsey) Ordinance, 2012 and cannot prevent the grant of planning permission.

As each application must be considered on its own merits and in accordance with the planning policies in place at that time this scheme would not set a precedent for others in the locality and also highlights the key changes since the permission referred to through the public consultation process some considerable years ago.

Conclusion

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

- Landscaping scheme
- Waste Management Plan
- Obscure glazing/privacy screen
- Sustainability measures

Informative notes would also be of benefit highlighting the outstanding planning conditions of the 2022 permission and removal of exemption rights.

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: 31 March 2023