

**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:** Change of use of 1st, 2nd and 3rd floors from retail to create 3 residential flats. Demolish extension and outbuildings, erect 4 storey extension, alter roof and install rooflight to west (rear) elevation and internal alterations, alterations to outbuilding/bin/bike store (Protected Building).

**LOCATION:** 34-36 High Street, St. Peter Port.

**APPLICANT:** Victor Properties Limited

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:** 29/08/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/06/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Tyrrell Dowinton Associates - 2211 01.01, 03.01, 03.02, 03.03, 03.04, 03.05, 02.103B and 02.106

**Application Ref:** FULL/2023/0865

**Property Ref:** A200300000

**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 the joinery and construction, including large scale details (elevations and sections), of the replacement shopfront hereby approved have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the shopfront is high quality in the interest of the character and appearance of the Conservation Area and special interest of the Protected Building.

5.The slate to be used in the carrying out of the new works shall be of the same type, size, texture and colour as that used on the existing building and shall be laid in matching courses.

Reason - In the interests of visual amenity to preserve the character and appearance of the Conservation Area and special interest of the Protected Building.

6.Prior to the commencement of any work in connection therewith details of the new rainwater goods shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the rainwater goods are sympathetic to the building and locality, in order to preserve the character and appearance of the Conservation Area and special interest of the Protected Building.

7. Prior to the commencement of any work in connection therewith details of the joinery and construction of new and replacement windows and doors expressly approved as part of this application (1:20 elevations and 1:5 sections) shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the new window and door joinery is sympathetic to the building and locality, in order to preserve the character and appearance of the Conservation Area and special interest of the Protected Building.

8. The roof lights hereby approved shall be installed to be flush with the plane of the roof in which the rooflight is situated.

Reason - For the avoidance of doubt and in the interests of visual amenity and the special interest of the Protected Building.

9. Prior to its removal, the spiral staircase at the north-west corner of the protected building shall be recorded using a point cloud survey and a copy of the point cloud survey shall be submitted to the Authority. Thereafter removal of the spiral staircase shall only take place once the Authority has confirmed that the submitted point cloud survey is acceptable

Reason - To ensure a complete and accurate record of this feature of the Protected Building is carried out prior to the removal of the staircase.

10. Prior to the commencement of any work in connection therewith a window schedule that details and clarifies the extent of repairs to windows shown on the approved plans as being retained shall be submitted to the Authority. No work shall commence on the window repairs until written confirmation has been received by the Authority agreeing to the extent of repair set out in the window schedule and work shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed works. This condition is imposed to make sure that the works to existing windows is not tantamount to the replacement of part/all of window units, box frames etc. in the interests of the special interest of the Protected Building and the contribution the existing windows make to the overall special interest of the building.

11. Notwithstanding the details contained within the application submission, prior to the commencement of any work in connection therewith a schedule of all interior joinery and timber features shall be submitted to the Authority showing the proposed position of such joinery and features following the completion of the redevelopment hereby approved.

Reason - The application submission sets out that interior joinery and timber features are often to be encapsulated behind new internal linings. In order to mitigate harm it is reasonable to protect, carefully remove from its existing position, retain and refurbish the timber joinery and features in relocated positions, on the face of new internal wall linings in order to retain, preserve and display as much of the retained original fabric within the building as is possible.

12. Prior to the first occupation of any of the flats hereby approved the bin/bike store shown on the approved plan shall be completed and made available for use.

Reason - to make provision for occupiers to travel by alternative modes of transport and in the interests of residential and visual amenity.

**Expiry Date: This permission will cease to have effect on 28/08/2026 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

In relation to Condition 9 and the required point cloud survey please ensure that this is provided in a file format that is compatible with ArchiCAD software.

This permission does permit specific new and replacement window and door joinery. The permission does not however, permit the wholesale replacement of all windows and doors throughout the building, the majority of which are shown on the approved plans as being retained and refurbished which would represent exempt works under Class 5 of The Land Planning and Development (Exemptions) Ordinance, 2023. If, during the course of work on site extensive repair or replacement of any window or door shown on the approved plans as retained is deemed necessary please contact the Planning Service prior to such works being undertaken in order for the Planning Service to confirm in writing whether a further planning application would be required.

**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/2023/0865  
**Property Ref:** A200300000  
**Valid date:** 05/06/2023  
**Location:** 34-36 High Street St. Peter Port Guernsey GY1 2JT  
**Proposal:** Change of use of 1st, 2nd and 3rd floors from retail to create 3 residential flats. Demolish extension and outbuildings, erect 4 storey extension, alter roof and install rooflight to west (rear) elevation and internal alterations, alterations to outbuilding/bin/bike store (Protected Building).

**Applicant:** Victor Properties Limited

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

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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 the joinery and construction, including large scale details (elevations and sections), of the replacement shopfront hereby approved have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the shopfront is high quality in the interest of the character and appearance of the Conservation Area and special interest of the Protected Building.

5. The slate to be used in the carrying out of the new works shall be of the same type, size, texture and colour as that used on the existing building and shall be laid in matching courses.

Reason - In the interests of visual amenity to preserve the character and appearance of the Conservation Area and special interest of the Protected Building.

6. Prior to the commencement of any work in connection therewith details of the new rainwater goods shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the rainwater goods are sympathetic to the building and locality, in order to preserve the character and appearance of the Conservation Area and special interest of the Protected Building.

7. Prior to the commencement of any work in connection therewith details of the joinery and construction of new and replacement windows and doors expressly approved as part of this application (1:20 elevations and 1:5 sections) shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the new window and door joinery is sympathetic to the building and locality, in order to preserve the character and appearance of the Conservation Area and special interest of the Protected Building.

8. The roof lights hereby approved shall be of installed to be flush with the plane of the roof in which the rooflight is situated.

Reason - For the avoidance of doubt and in the interests of visual amenity and the special interest of the Protected Building.

9. Prior to its removal, the spiral staircase at the north-west corner of the protected building shall be recorded using a point cloud survey and a copy of the point cloud survey shall be submitted to the Authority. Thereafter removal of the spiral staircase shall only take place once the Authority has confirmed that the submitted point cloud survey is acceptable

Reason - To ensure a complete and accurate record of this feature of the Protected Building is carried out prior to the removal of the staircase.

10. Prior to the commencement of any work in connection therewith a window schedule that details and clarifies the extent of repairs to windows shown on the approved plans as being retained shall be submitted to the Authority. No work shall commence on the window repairs until written confirmation has been received by the Authority agreeing to the extent of repair set out in the window schedule and work shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed works. This condition is imposed to make sure that the works to existing windows is not tantamount to the replacement of part/all of window units, box frames etc. in the interests of the special interest of the Protected Building and the contribution the existing windows make to the overall special interest of the building.

11. Notwithstanding the details contained within the application submission, prior to the commencement of any work in connection therewith a schedule of all interior joinery and timber features shall be submitted to the Authority showing the proposed position of such joinery and features following the completion of the redevelopment hereby approved.

Reason - The application submission sets out that interior joinery and timber features are often to be encapsulated behind new internal linings. In order to mitigate harm it is reasonable to protect, carefully remove from its existing position, retain and refurbish the timber joinery and features in relocated positions, on the face of new internal wall linings in order to retain, preserve and display as much of the retained original fabric within the building as is possible.

12. Prior to the first occupation of any of the flats hereby approved the bin/bike store shown on the approved plan shall be completed and made available for use.

Reason - to make provision for occupiers to travel by alternative modes of transport and in the interests of residential and visual amenity.

## **INFORMATIVES**

In relation to Condition 9 and the required point cloud survey please ensure that this is provided in a file format that is compatible with ArchiCAD software.

This permission does permit specific new and replacement window and door joinery. The permission does not however, permit the wholesale replacement of all windows and doors throughout the building, the majority of which are shown on the approved plans as being retained and refurbished which would represent exempt works under Class 5 of The Land Planning and Development (Exemptions) Ordinance, 2023. If, during the course of work on site extensive repair or replacement of any window or door shown on the approved plans as retained is deemed necessary please contact the Planning Service prior to such works being undertaken in order for the Planning Service to confirm in writing whether a further planning application would be required.

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## **OFFICER'S REPORT**

### **Site Description:**

From the High Street 34-36 High Street appears as a four storey building with retail accommodation on the ground floor and a further three floors above. The building does however, contain a basement below the retail area. The property has a decorative front façade above the retail floorspace and modern shopfront with one over one sashes at first floor, six over six sashes at second floor and six over three sashes at third floor level. Painted raised lettering exists between the first and second floor levels and reads 'Prince of Wales House'. A detached outbuilding is situated at the rear of the site with multi-pane sashes and a conservation style rooflight.

Internally, although modifications have been made throughout the building over time many original or historic features remain such as fireplaces, cupboards, staircases etc.

The site is located in the Main Centre and Core Retail Area, Conservation Area and Archaeological Area as designated in the Island Development Plan. 34-36 High Street is a Protected Building.

### **Relevant History:**

Pre-application advice was sought in this case.

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

Retail

**Brief Description of Development:**

The application relates to the conversion of the first, second and third floors of 34 – 36 High Street from retail to three residential flats including associated demolition works (extension and outbuilding) and alterations to the interior of the building and to a retained outbuilding to house a bin/bike store.

The ground floor retail unit is to be retained, with a replacement shopfront proposed.

The scheme proposes a two bedroom flat on each floor.

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

Island Development Plan policies:

MC2: Housing in Main Centres and Main Centre Outer Areas

MC6: Retail in Main Centres

GP4: Conservation Areas

GP5: Protected Buildings

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

**Representations:**

None.

**Consultations:**

None.

**Summary of Issues:**

The key issues in this case relate to the impact of the proposed development on the fabric and special interest of the Protected Building and the amenities of the occupiers of the proposed development.

**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.**

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.

Section 34 of the Law explains the general functions of authorities in respect of protected buildings. This states that:

It is the duty of any department of the States when exercising its functions under this Law –

- (a) to secure so far as possible that the special historic, architectural, traditional or other special characteristics of buildings listed on the protected buildings list (“protected buildings”) are preserved, and
- (b) in particular, in exercising its functions with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building’s special characteristics and setting.

Section 38 of the Law explains the general functions of authorities in respect of conservation areas. This states that:

In the exercise, with respect to any building or other land in a conservation area, of any powers under this Law or any other enactment, special attention shall be paid to the desirability of preserving and enhancing the character and appearance of that area.

In respect of these statutory duties, the word ‘preserve’ is taken in its ordinary meaning as set out in Chamber’s dictionary, which is ‘to keep safe from harm or loss’.

The purposes of the Law are reflected in the Island Development Plan, the principal aim of which is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey’s built and natural environment and the need to use land wisely. Relevant policies will be addressed below in assessing the key issues.

Section 13 to Part IV of The Land Planning and Development (General Provisions) Ordinance, 2007, sets out a number of general material considerations, the following of which are considered to be relevant in this instance:

- (b) the character and quality of the natural and built environment which is likely to be created by the development,
- (c) the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used,
- (d) the likely effect of the development on the character and amenity of the locality in question,

Section 15 clarifies that the considerations referred to in paragraphs (b) and (c) of section 14 also apply to protected buildings.

Policy MC2 supports housing development in Main Centres and Policy MC6 makes provision for the change of use away from retail at upper floor level. The introduction of residential use above the ground floor retail unit will contribute towards the vitality and viability of the Main Centre in line with the aims of Policy MC6 and the use is not considered to conflict with any surrounding uses having regard to the amenities of future occupiers of the proposed apartments.

The scheme proposes to keep features of the interior of the building and although some significant works are proposed these are not considered to amount to the partial demolition of the interior of the Protected Building. The scheme seeks to retain a lot of the interior plan layout and the proposed development has a better relationship with the existing interior of the building. The replacement shopfront, replacement flat roof covering, internal works, comprising the removal of walls, replacement walls, infilling openings and forming new openings along with the removal of some fireplace surrounds, cupboards, doors etc and internal thermal lining are all considered to comply with Policy GP5.

Nonetheless, the scheme does propose the removal of a spiral staircase of very high special interest along with the removal of the staircase to the upper floors. This second staircase is historic but has been truncated to form the shop below and so its special interest has been diminished. The submission has sought to demonstrate the various options have been explored and discounted and highlights the safety issues associated with the existing staircases. On balance, in order to allow the building to be developed to provide the large flats as indicated, it is reasonable to allow for the removal of the staircases as indicated in order to see the upper floors of the building brought back into active use. As such, this aspect of the scheme accords with Policy GP5.

The proposal does incorporate extensions and alterations to the exterior of the building, staircore extension to the rear and replacement shopfront to the High Street. The proposed works represent a high standard of design that respects the local built environment and which will not have a detrimental impact on the character and appearance of the Conservation Area nor the amenities of any adjoining occupiers and the scheme meets the aims of Policies GP4, GP8 and GP9 in this respect.

New developments should be planned and built to support the health and well-being of occupants and users and maintain appropriate amenities for those of neighbouring property.

Annex I sets out that building at higher densities brings challenges with respect to ensuring reasonable amenities are provided. There must be a balance between the most effective and efficient use of land and the requirement to ensure that proposed

living and working conditions are acceptable and that the higher density Main Centres, in particular, remain attractive places to live and work.

Annex I seeks opportunities for development occupiers to benefit from interesting or attractive outlook within the urban centre identified for example, as views over urban open spaces, public parks, landscape features or longer vistas over the townscape.

The Annex considers sunlight alongside daylight and their ability to enter a building will not, alone, be a determining factor when considering development proposals, providing that other amenities objectives are appropriately addressed. All new developments are encouraged to provide adequate levels of daylight and sunlight to all rooms, or at least principal rooms, gardens, balconies or communal external open spaces; these aspirations are qualified for sunlight by “where possible”. This reflects the constraints imposed by aspect relative to the movement of the sun, shading by existing development, and, in the case of converting existing buildings, its physical constraints.

The apartments proposed will have outlook to the front and rear along with limited, existing, fenestration to the side serving as secondary/bathroom windows. Windows to the front will face the High Street and buildings opposite and the units have been laid out with primary accommodation facing the street whilst bedrooms and kitchens are situated to the rear of the building facing across the courtyard below and other buildings beyond. All units will have satisfactory outlook and aspect to the east and west and will also benefit from good levels of sunlight/daylight.

The Annex states that development will be expected to be designed with windows an adequate distance apart and / or suitably orientated to ensure that the level of privacy that could reasonably be expected to be enjoyed by an occupier is not adversely affected and that the use of obscure glazing alone to achieve privacy will not, normally, be considered acceptable.

The front facing fenestration will look across the High Street to the retail units to the east which currently appear to incorporate office accommodation above and there will not be an unacceptable degree of mutual overlooking in this case. The rear facing fenestration and the position of surrounding buildings is such that overlooking from the rear will remain within acceptable limits having regard to Policies GP8 and GP9.

The Annex states that the value of external open space becomes increasingly important in higher density development with all development having safe and convenient access to it. Although a small courtyard area exists to the rear of the building this would not make meaningful contribution to access to external open space on site. Nonetheless, the site is situated in the heart of Town, within walking (or cycling) distance of the sea front, nearby bathing pools, beaches and parks. The scheme is considered satisfactory in terms of access to external open space. The scheme also proposes accommodation that meets the Building Regulations offering

good internal space provision for future occupiers in accordance with Policy GP8 and Annex I.

It is noted that all floors are currently served by a staircase only and which would not alter as a result of the development. This would likely preclude access for wheelchair users however, the new staircase would offer access to the upper floors by ambulant disabled. The existing building presents some barriers to accessibility for people of all ages and abilities. The layout of the units proposed could also be adapted at a later date to meet the changing needs of occupiers (e.g. grab rails in WCs/bathrooms and appropriate siting of service controls). and in the balance would see an underused building brought back into use. The scheme therefore addresses GP8 criteria f. and g.

Provision has been made for shared (between flats and also for refuse), secure and covered cycle storage. There are naturally constraints to providing such storage through a conversion scheme and the scheme is considered to accord with Policy IP6.

In view of the above it is recommended permission is granted for the proposed development subject to planning conditions/informative notes relating to:

- Large scale details of replacement shopfront
- Replacement slates to match existing
- Details of replacement guttering which should be like for like – the front gutters are identified in the submission as being repaired and retained with new Alumasc Heritage Cast black powder coated aluminium gutter and downpipe indicated to be installed to the east elevation. Details of the Alumasc guttering have not been provided.
- Details of the extent of repairs to windows (window schedule) – where existing windows are to be removed and replaced with a door or new windows are proposed in the new extension this is a matter that can be controlled by condition as could information relating to infilling a window opening. An informative note would be appropriate to address windows to be repaired in the event that more extensive work or replacement would be necessary which may require the submission of a planning application.
- Internal timber features to be retained (as shown). Where new wall linings are proposed the timber features should not be encapsulated but removed, restored and fixed to the new surface
- Prior to its removal, the spiral staircase at the north-west corner of the protected building shall be recorded using a point cloud survey and a copy of the point cloud survey shall be submitted to the Authority in a file format compatible with ArchiCAD software. Thereafter removal of the spiral staircase shall only take place once the Authority has confirmed that the submitted point cloud survey is acceptable
- Acoustic details
- Rooflights to be flush fitting

### **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 or sites.

**Date:** 24/08/2023

