

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: Erect 2 dwellings with associated landscaping and alterations to create vehicle access and parking.

LOCATION: Orange Grove, Water Lanes, St. Peter Port.

APPLICANT: Mr & Mrs K & V Barlow

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: 17/10/2023

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

Drawing Nos: A7 Design: 22-1423 PD/01B, PD/02B & PD/03A.
Tree Dimensions Landscape Scheme dated 11/07/2023

Application Ref: FULL/2023/0873

Property Ref: A20871A000

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 each tree shown to be retained on the approved plan has been protected, in a manner previously agreed in writing by the Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any works are required within the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

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

5.No development, excluding demolition and site works, shall begin until a revised landscaping scheme, to include the species, sizes and numbers of additional/revised tree planting along the north boundary and within the planter to the front of unit A has been submitted to and agreed in writing by the Authority.

Reason - To make sure that a landscaping scheme for the development is agreed in the interests of visual amenity.

6.The landscaping scheme shall be fully completed, in accordance with A7 Design Ltd drawing 22-1423/PD/01B, Tree Dimensions Landscape Scheme document dated 11/07/2023 and as updated by the details agreed under the terms of the above condition 5, 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 the interests of visual amenity.

7. Prior to the first occupation of either of the dwellings, the ends of the new accesses and the planter dividing the frontages of units A and B shall be completed using materials and a method of construction which match the remainder of the existing roadside east boundary wall.

Reason - In the interests of visual amenity.

8. Prior to the first occupation of unit A, the first floor window in the north elevation of unit A shall be glazed with obscure glass to a minimum of 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.

9. No part of the development hereby permitted shall be used or occupied until the bicycle storage sheds have been fully implemented.

Reason - To encourage the use of bicycles as an alternative to the car.

10. The permeable paving shall not be installed until details of their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the electric car charging points, permeable paving and all other sustainable design features have been installed/completed/made operational.

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 16/10/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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/2023/0873
Property Ref: A20871A000
Valid date: 06/06/2023
Location: Orange Grove Water Lanes St. Peter Port Guernsey GY1 2EG
Proposal: Erect 2 dwellings with associated landscaping and alterations to create vehicle access and parking.

Applicant: Mr & Mrs K & V Barlow

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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

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

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

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

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

4. No development, including site works, shall begin on site until each tree shown to be retained on the approved plan has been protected, in a manner previously agreed

in writing by the Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any works are required within the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

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

5. No development, excluding demolition and site works, shall begin until a revised landscaping scheme, to include the species, sizes and numbers of additional/revised tree planting along the north boundary and within the planter to the front of unit A has been submitted to and agreed in writing by the Authority.

Reason - To make sure that a landscaping scheme for the development is agreed in the interests of visual amenity.

6. The landscaping scheme shall be fully completed, in accordance with A7 Design Ltd drawing 22-1423/PD/01B, Tree Dimensions Landscape Scheme document dated 11/07/2023 and as updated by the details agreed under the terms of the above condition 5, 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 the interests of visual amenity.

7. Prior to the first occupation of either of the dwellings, the ends of the new accesses and the planter dividing the frontages of units A and B shall be completed using materials and a method of construction which match the remainder of the existing roadside east boundary wall.

Reason - In the interests of visual amenity.

8. Prior to the first occupation of unit A, the first floor window in the north elevation of unit A shall be glazed with obscure glass to a minimum of 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.

9. No part of the development hereby permitted shall be used or occupied until the bicycle storage sheds have been fully implemented.

Reason - To encourage the use of bicycles as an alternative to the car.

10. The permeable paving shall not be installed until details of their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the electric car charging points, permeable paving and all other sustainable design features have been installed/completed/made operational.

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

INFORMATIVES

OFFICER'S REPORT

Site Description:

The site comprises of a mature garden associated with the dwelling currently known as Orange Grove, which is situated to the north across the public road. The site forms a corner plot to the west of the junction between Rue du Douit and the Water Lanes. The site is in the St Peter Port Main Centre Outer Area.

Relevant History:

21/02/2023 – PREA/2022/2031 – Pre-application advice regarding erect 2 dwellings.

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission is requested to erect 2, three bedroom dwellings and to demolish a section of roadside wall along the east boundary to create accesses and parking for both of the dwellings. The dwellings are proposed to be of a 2½ storey pitched roof design with rendered walls, dark grey aluminium fenestration and a natural slate roof.

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

Policy MC2: Housing in Main Centres and Main Centre Outer Areas

Policy GP1: Landscape Character and Open Land

Policy GP8: Design

Policy GP9: Sustainable Development

Policy IP6: Transport Infrastructure and Support Facilities

Policy IP7: Private and Communal Car Parking

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

Four letters of objection were received in response to the original application, main points as follows:

- Display of site notice on garage door blocked by vehicles.
- Road safety and traffic management concerns due to increased traffic, loss of public on-street parking spaces, loss of garage/parking for Orange Grove, increased pressure on already insufficient public on-street parking and insufficient on-site parking for the proposed development and the existing dwelling Orange Grove.
- Overdevelopment of the site.
- Dwellings would be incongruous to the area as most properties are only one or two storeys.
- Loss of garden will leave Orange Grove with limited outdoor space.
- Loss of established trees and hedging and resultant impact on wildlife and loss of natural beauty of the area.
- Overlooking of neighbouring property to the north.
- Loss of granite wall which forms part of the historic character of the area.
- One objection recommends dwellings are moved further west and are single storey eco designed affordable homes.
- Increased air and noise pollution.
- Loss of private views.

Three letters of representation were received in response to the revised application, main points as follows:

- Road safety and traffic management concerns due to increased pressure on already insufficient public on-street parking and insufficient on-site parking for the proposed development and the existing dwelling Orange Grove.
- Overdevelopment of the site.
- The height of the dwellings is out of proportion with existing surrounding properties.
- Impact on the value of neighbouring properties.
- Loss of established trees and hedging, including the impact on the privacy of neighbouring properties.
- Requests condition to restrict building works at weekends and in evenings to minimise noise and disturbance of neighbouring properties.

- One objection recommends the site is developed for a single storey dwelling or at most a two storey dwelling with 2 car parking spaces.

Consultations:

Agriculture, Countryside and Land Management Services, 31/08/2023

“The land parcel proposed for the development appears to have been maintained as a garden (see 2006 Digimap photo below) which has subsequently been left unmanaged for a number of years.

A comparison with the same land parcel photographed 13 years later shows the extent of the growth of woody vegetation suggesting that the site had been subject to little if any management intervention. The result has been a site which contains a mix of maturing trees, most of which are non-native species with a few native types including English oak, ash and *Malus* spp. The site as a whole offers a level of visual amenity which is greater than the sum of its constituent individual trees.

The Loyd “Tree Impact Assessment” lists eight trees and, separately, four groups of trees on site. Of these five individual trees are given a category A or B (based on British Standard BS5837:2012) and the groups of trees are given a U or C category. The original plan for the tree assessment is below for reference.

The application proposes that three individual trees are retained along with one group (made up of two cat. As, 1B and a C. Five individual trees (A,B,C & 2Us) and the remaining groups of trees are proposed for removal.

Trees T7 and group 3 are less likely to be affected by the development because of their distance from the building footprint, assuming that appropriate protection measures are put into place, as specified under British Standard BS5837:2012. It is less certain that T1 & T2 would be adequately protected given their proximity to the dwelling houses and the installation of hard paving and planters. The impact assessment report talks in general terms about the protection of trees from construction works but does not go into detail for specific trees in particular locations. Therefore more information on protection measures is required and they would be applied to T1 & 2. It would be useful to know more about the specifications of the planters and paving e.g. is the paving permeable, to what extent will the soil area around the tree stems be protected from disturbance?

The proposed landscaping scheme will offer some mitigation for the loss of trees but it cannot compensate fully for the loss simply because a proportion of the greenspace will be permanently lost to housing and associated hardscaping. The use of birch, hawthorn, beech, & hazel for new hedging is supported and there is no objection to the use of alder buckthorn (which is considered by some to be a native lost to Guernsey). The hedge will provide an important level of screening to any new development but the extent to which this will be achieved will depend on how the hedge is managed e.g. a frequently cut and manicured hedge will emphasise the urban character of the location. Hedging which is allowed to express its form for a

greater proportion of the season, before it is cut, will be more effective at softening the impact of development.

It is noted that the proposed dwellings are two storey buildings. Hedging alone will not screen the development and although it may be impractical to maintain a high hedge given the size of the site and the juxtaposition with the lane, allowing part of the hedge to grow to a greater height e.g. creating a hedge with trees would help to soften the visual impact on the northern side facing the lane. Alternatively birch could be included within the hedge and left untrimmed.

There is a concern that the eastern end of the new hedge, where it runs close to the northern side of the dwellings, has insufficient open soil due to the extent of the proposed path and patio. To some extent this can be mitigated by using porous materials but this does not allow for leaf litter to recycle and porous paving can get blocked over time. To support the growth of hedging in the longer term sufficient unpaved space should be left which would be achieved by reducing the width of the path and patio area which is paved”.

Agriculture, Countryside and Land Management Services, 08/09/2023

“I would support the idea of using three or four silver birch in the hedge line to supplement the hawthorn to give height. Hawthorn would work as a screen for single storey developments but anything higher would call for something taller”.

Summary of Issues:

The main issues in deciding this application are:

1. Whether the principle of new housing is acceptable.
2. Design and impact of the development on the appearance and character of the area.
3. The impact of the development on the amenity of people living in the area.
4. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
5. Road safety, traffic management and parking.

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).**

During the course of consideration the application was deferred due to concerns about the impact of the development on existing trees and hedging, potential intervisibility issues with the existing dwelling and further information was requested about the existing and proposed parking arrangements and the sustainable design elements of the development.

Revised plans and additional information was subsequently submitted which included a Tree Impact Assessment and a revised Landscape Scheme, the first floor north elevation gable window is indicated to be obscure glazed and further information was submitted regarding the existing and proposed parking arrangements, the sustainable design elements of the development and the tree protection measures.

Whether the principle of new housing is acceptable

As set out in Policy MC2, the majority of the Island's housing supply is to be provided within and around the Main Centres. The site is located in a Main Centre Outer Area and is not designated as Important Open Land. As such Policy MC2 supports the development of the site for housing where it accords with all other relevant policies of the Island Development Plan and where able to the site provides an appropriate mix and type of dwellings.

Current evidence regarding private market housing suggests a need for homes of 1-3 bedrooms, with an emphasis on 2 and 3 bedrooms. The proposal for two, 3 bedroom dwellings reflects current housing need and taking into account the character of the site and surrounding area, the proposal is considered to provide an appropriate mix and type of dwellings whilst making an effective and efficient use of land.

Design and impact of the development on the appearance and character of the area

The site is surrounded by residential development and is located within a built up urban area. The site comprises of a mature garden associated with the dwelling currently known as Orange Grove and it includes a number of mature trees which cumulatively make a positive contribution to the character and appearance of the area, particularly along the Water Lanes.

The application proposes that 3 individual trees are retained along with one group of trees and that 5 individual trees and the remaining groups of small trees are removed. The proposed landscaping scheme will offer some mitigation for the loss of trees but it cannot compensate fully for the loss simply because a proportion of the greenspace will be permanently lost to housing and associated hard landscaping. The replacement hedge along the north boundary will provide an important level of screening to any new development but the extent to which this will be achieved will depend on how the hedge is managed, e.g. a frequently cut and manicured hedge will emphasise the urban character of the location, whereas hedging which is allowed to express its form for a greater proportion of the season before it is cut will be more effective at softening the impact of the development.

Following concerns raised about the limited spacing for the north boundary hedge, revised plans have reduced the extent of the patio and paving to the north of unit A and sufficient spacing has now been created for the hedge along the north boundary. The proposed dwellings are two storey buildings. As a result, hedging alone will not screen the development and although it may be impractical to maintain a high hedge given the size of the site and the juxtaposition with the lane,

allowing part of the hedge to grow to a greater height, e.g. creating a hedge with trees, would help to soften the visual impact on the northern side facing the lane. Whilst 10 Hawthorn trees are indicated to be planted within the hedgerow along the north boundary, there are concerns that Hawthorn trees would not have sufficient height/stature to screen the two storey dwellings. It is therefore recommended that the north boundary hedge and the front planter to unit A is supplemented with 3 to 4 taller trees, such as Silver Birch. This can be dealt with by condition.

With regards to the retention of existing trees, trees T7 and group 3 are less likely to be affected by the development because of their distance from the building footprint, assuming that appropriate protection measures are put into place. Following concerns raised about the impact of the development on trees T1 and T2, revised plans include further details about how these trees will be protected during the construction phase. The information submitted indicates that the existing development could be constructed without adversely affecting the existing trees to be retained although it is recommended that further precise details of tree protection measures are submitted, this can be dealt with by condition.

Existing properties in the area consist of a mix of one and a half, two and two and a half stories and architectural styles vary. The proposed dwellings are multi-storey, which is encouraged by Policies GP8 as a means of making a more efficient use of land. Whilst representations have been received about the scale and height of the two storey dwellings, they would not be out of character with or overly dominate existing properties. The density of the development is compatible with the sites Main Centre Outer Area location and it represents an efficient use of land. As a whole, the general design, scale, form and materials of the proposed dwellings broadly reflect existing properties within the area. The proposed landscaping scheme will offer some mitigation for the loss of trees and additional taller tree planting can be requested by condition to ensure that the development would respect the character and appearance of the Water Lanes.

The width of the access and driveways is reasonable and the dividing planter will provide a degree of enclosure. The removal of a section of the roadside wall to create 2 vehicle accesses would have no significant adverse effects on the character and amenity of the area.

Overall the development achieves a good standard of architectural design and would have no significant adverse effects on the character and appearance of the area, in accordance with Policy GP8.

The impact of the development on the amenity of people living in the area

The 1st floor north gable window is indicated to be obscure glazed which will prevent intervisibility issues with the existing dwelling. The distance to neighbouring residential properties to the south and east is sufficient to prevent any significant loss of privacy. The siting, orientation and layout of the proposed dwellings would ensure that the development would cause no significant overshadowing or

overbearing impact on neighbouring properties. The proposal is unlikely to have any material adverse effects on the amenities of neighbouring residents.

Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.

The proposed dwellings substantially exceeds the Guernsey Technical Standards minimum internal space standards and they exceed the best practice minimum internal space standards which are published on the Authority's website. The dwellings are dual aspect and would have adequate daylight, sunlight and privacy. Both of the dwellings include small rear gardens and although the garden of unit A will be affected by existing and proposed trees, as a whole the outdoor space is adequate for the nature and size of the dwellings they would serve. The proposed dwellings would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

The proposal will result in the loss of this area of land as use as a garden for the existing dwelling Orange Grove. However, Orange Grove would retain a small garden to the north of the dwelling which would be adequate for the nature and size of the existing dwelling.

Road safety, traffic management and parking

One on-site parking space is provided for each of the dwellings which is adequate for the type and nature of the proposed dwellings in this Main Centre Outer Area. A shed for bicycle storage is provided for each of the dwellings. No parking spaces are provided for the existing dwelling but this is no different to the existing situation. The development will result in the loss of 2 on-street public parking spaces and the development could result in a marginal increase in demand for on-street parking in the area. However, the marginal increase in demand is unlikely to result in any significant road safety or traffic management concerns and any such adverse impacts would be outweighed by the benefits of the development in terms of the additional housing that would be created.

The proposed accesses and driveways would be situated close to a junction and would not enable vehicles to turn around on site. However, Rue Du Douit is a one way road and as set out in the Traffic Engineering Guidelines for Guernsey, Rue Du Douit is classified as a Neighbourhood Road where the functional emphasis is primarily one of access to individual properties and provision for vulnerable road users. Due to the low traffic flows along Neighbourhood Roads, the control of frontage activities is not important and a greatly relaxed regime of traffic management is permissible. In this case, due to the nature of the highway, despite the deficiencies in the siting of the access and the need for vehicles to either reverse onto or off of the highway, the proposed accesses are unlikely to result in any significant road safety or traffic management concerns. The proposal accords with Policies IP6, IP7, IP9 and the adopted Parking Standards.

Other matters

Policy GP9 is wide-ranging and includes requirements for sustainable design and construction with reference to the design, layout and orientation of buildings, flood risk and surface water run-off, renewable energy, the use of materials and the management of waste. The agent sets out how the development has been designed to take into account sustainable design principles including the orientation of the dwellings to maximise daylight, the size and location of glazing to reduce thermal gain and increase natural lighting, the form of construction, the sustainability of the proposed materials and the installation of electric vehicle charging points and permeable paving. Overall the information submitted is sufficient to demonstrate that the development has been designed to take into account the use of energy and resources in accordance with Policy GP9.

With regards to the representations received, the site notice was displayed on the door of the existing store and it was visible and legible from a place to which the public have access, in accordance with The Land Planning and Development (General Provisions) Ordinance, 2007. Due to the modest scale and nature of the development, any increase in air and noise pollution is likely to be negligible. Due to the modest scale and nature of the development it would be unreasonable to impose a condition to control the construction process. A degree of disturbance is an inevitable but temporary consequence of most building operations and separate controls exist under Environmental Health legislation to deal with any statutory nuisance that may arise. The loss of private views and the impact of the development on property values is not a material planning consideration.

The site is not within an Area of Biodiversity Importance and there is no planning policy requirement for the development to achieve a net biodiversity gain. The proposed landscaping will partially offset the loss of existing trees and planting but it is likely that the development will have a negative effect on the biodiversity of the site.

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

It is recommended that the application is approved.

Date: 16/10/2023

