

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 parking and alter existing vehicle access.

LOCATION: Field, Carriere Lane, Vale.

APPLICANT: Infinity Group Ltd

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: 31/08/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/06/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Infinity Group Ltd: 104.GY(B) - PD01C & PD02B.

Application Ref: FULL/2023/0933

Property Ref: C011510000

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.The existing natural hedge, shrub and tree screen located to the southern boundary with Carriere Lane shall be retained and reinforced where necessary in accordance with a scheme to be submitted to and approved in writing by the Authority. Any such reinforcement shall be carried out in the first planting season (November to March) following commencement of the development or within a timescale to be agreed in writing with the Authority; and any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Authority gives written consent to any variation.

Reason - The existing trees and soft landscaping are important features in the area and retention is necessary to help assimilate the development into its surroundings.

5.No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority by 31/12/23.

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

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

6.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, by the 1st March 2024 or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

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

7.Within four weeks of the revised access being brought into use, the new wall hereby approved to the front (southern) boundary shall be constructed in accordance with the approved plans with the end of the opening finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

8.The dwelling hereby permitted shall not be occupied until full details of the electric vehicle charge points and photovoltaic panels have been provided and those panels and charge points have been installed and made operational.

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

9.The dwellings hereby permitted shall not be used or occupied until the agreed scheme for cycle storage has been fully implemented. The provision for cycles shall be retained at all times.

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

10.Details of the location of the 2 x bird boxes and 2 x bat boxes shall be submitted to and agreed in writing by the Authority. The bat/bird boxes shall be erected as agreed, prior to first occupation or use of the development hereby approved, and retained thereafter.

Reason: To enhance or protect biodiversity in line with the Strategy for Nature SPG.

Expiry Date: This permission will cease to have effect on 30/08/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Any hard surfacing of the garden should be carried out using porous materials or provision should be made for all run-off water to be taken to a permeable or porous area. Advice about surfacing types and construction methods is contained within a UK Government publication: 'Guidance on the permeable surfacing of front gardens'. This contains useful guidance and can be viewed at www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens.

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal or property rights or constraints which exist in relation to the application 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/2023/0933
Property Ref: C011510000
Valid date: 08/06/2023
Location: Field Carriere Lane Vale Guernsey
Proposal: Erect 2 dwellings with associated landscaping and parking and alter existing vehicle access.

Applicant: Infinity Group Ltd

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).

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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.

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Reason - The existing trees and soft landscaping are important features in the area and retention is necessary to help assimilate the development into its surroundings.

5. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority by 31/12/23.

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

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

6. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, by the 1st March 2024 or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

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

7. Within four weeks of the revised access being brought into use, the new wall hereby approved to the front (southern) boundary shall be constructed in accordance with the approved plans with the end of the opening finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

8. The dwelling hereby permitted shall not be occupied until full details of the electric vehicle charge points and photovoltaic panels have been provided and those panels and charge points have been installed and made operational.

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

9. The dwellings hereby permitted shall not be used or occupied until the agreed scheme for cycle storage has been fully implemented. The provision for cycles shall be retained at all times.

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

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Reason: To enhance or protect biodiversity in line with the Strategy for Nature SPG.

INFORMATIVES

Any hard surfacing of the garden should be carried out using porous materials or provision should be made for all run-off water to be taken to a permeable or porous area. Advice about surfacing types and construction methods is contained within a UK Government publication: 'Guidance on the permeable surfacing of front gardens'. This contains useful guidance and can be viewed at www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens.

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal or property rights or constraints which exist in relation to the application site.

OFFICER'S REPORT

Site Description:

The application site comprises a single field of 0.24 acres located on the north side of Carriere Lane in Vale. The site is bounded by residential properties to the east and west, with residential dwellings opposite, and glasshouses and agricultural land to the rear. The site is accessed by an existing access from Carriere Lane.

The neighbour located to the east is Sunnyvale, with Braye Farm Cottage to the west, which shares the site access.

The site is located within the Main Centre Outer Area as designated within the Island Development Plan (IDP) and is not subject to any other designation.

Relevant History:

Pre-application advice in respect of residential development.

FULL/2023/0919- Pending application for the erection of 4 dwellings with associated landscaping, vehicle access and parking.

Existing Use(s):

Agricultural Use Class 28

Brief Description of Development:

Permission is sought for the erection of 2 x detached dwellings within the site. Vehicular access uses the existing site entrance in the south western corner which is shared with the neighbouring property, Braye Farm Cottage. The central parking area provides two spaces per dwelling.

The proposed dwellings are three-bedroom units, arranged over two floors and are positioned to face onto Carriere Lane. Both dwellings would be provided with a shed and there is a central bin collection point adjacent to the site access.

The application was deferred to allow for amendments to be made regarding the introduction of obscure glazing and additional fencing to ensure appropriate levels of privacy for future occupants and existing neighbours, along with ensuring access to the rear gardens/cycle stores.

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

MC2	Housing in Main Centres and Main Centre Outer Areas
GP1	Landscape Character and Open Land
GP8	Design
GP9	Sustainable Development
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking
IP9	Highway Safety, Accessibility and Capacity

Representations:

7 letters of representation have been received, and the main points have been summarised below:

- There has been significant development in this area, resulting in overcrowding and loss of green space;
- The local schools will not be able to cope with the continued development;
- Development should be spread across the Island and not concentrated in Vale;
- These are not affordable houses, which are in demand;
- The field forms part of the setting of the nearby protected building to the south and should be protected;
- The development will be higher than the nearby protected building and will obscure views of that building, a street scene view would highlight this issue;
- The October 2014 report into areas of Important Open Land is extremely brief in respect of this land and should be re-examined;
- Development would change the landscape character and diminish the sense of place;
- Impact on habitats and ecological connectivity for wildlife; There are no biodiversity net gains, rather a negative impact on biodiversity;
- The proposal would comprise overdevelopment of the site;
- Increased traffic on a small road, which forms part of a walking route to the Vale School and used for general walking, cycling, etc;
- Poor visibility from junction of Carriere Lane/Braye road;
- How will disposal of foul water be managed – the main drain is in Carriere Lane is owned by 4 properties on that lane and no permission is given for further connections to that drain;
- Air quality will be affected by the continuous building in this cramped area and increased traffic;
- Additional noise will result from the increased traffic;
- The proposal will devalue properties in the area.

La Societe Guernesiaise provided comment on this application in conjunction with the adjacent application (FULL/2023/0919) as follows:

“La Societe remains opposed to the development of green fields. However, as the Island Development Plan currently permits the consideration of such applications within the urban centres, we seek to optimize ecological gains in such cases wherever possible.

As these two proposals could be considered ‘sister’ applications, we would ask if it would be feasible to only grant permission to develop only the larger of the fields (FULL/2023/0919) and to retain and enhance the smaller one (FULL/2023/0933) as green space, possibly as amenity land, in order to offset the ecological losses associated with developing the larger field. This would ensure net biodiversity gain is achieved as required under the Strategy for Nature. La Societe wish to emphasise

the value of open land and green space within urban areas, both in terms of biodiversity and for the wellbeing of people who live in the vicinity.

We acknowledge that the existing proposals include provision for native hedging and other planting and also for nest and bat boxes. We would highlight that there have been many occasions where applicants have 'promised' to undertake such proposals but have not actually done so. More often, the actual plantings have neglected the native element and instead included non-native and amenity species which do not support a comparable range of associated wildlife. Further, we would highlight that installations of boxes require professional advice to ensure they are in appropriate locations; generally, bat boxes should be fitted where they are in sunshine for part of the day whereas bird boxes should not be in sunshine.

We wish to advise that La Societe would be able to assist with any biodiversity measures, for example to arrange surveys of the existing site and to provide suitable recommendations on how the land could be enhanced in terms of its ecological value by appropriate native planting and ongoing maintenance. Finally, if these applications are considered further, we would welcome the opportunity to evaluate any subsequent details, such as full landscaping schemes and other related specifications."

Consultations:

None undertaken.

Summary of Issues:

- Principle of development;
- Loss of agricultural land;
- Design and impact on openness, visual amenity and character of the area;
- Impacts on biodiversity and provision of landscaping;
- Amenity of the proposed units;
- Highway safety, provision of access and parking;
- Impact on neighbour amenity;
- Sustainable development.

Assessment against:

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

Principle of development

The spatial strategy of the Strategic Land Use Plan (SLUP) requires the majority of new housing development to take place within and around the Main Centres of St Peter Port and St Sampson/Vale. To ensure that provision is effectively made to meet the annual requirement for the creation of new homes, the SLUP directs new development to provide an appropriate mix of tenures, housing sizes and types.

Following this strategic direction, the Island Development Plan (IDP) spatially defines the Main Centres and sets out a policy gateway for housing development within the Main Centre Inner and Outer Areas through Policy MC2 (Housing in Main Centres and Main Centres Outer Areas), providing that where a development is able to accommodate a variety of dwellings they provide an appropriate mix and type of dwellings. There is therefore a policy gateway for this development. Any change to this policy direction could only be achieved through a comprehensive review of the strategic and policy frameworks, and cannot be achieved through the consideration of a planning application.

In setting out a direction for housing within the Centres, neither Plan sets out a prioritisation for development of brownfield sites over green field sites and there is therefore no policy justification to refuse to consider development at this site in preference to a development on previously developed land.

The pre-facing text to Policy MC2 expands upon the approach set out within the policy itself, stating that, where new housing proposals can accommodate a variety of dwellings, it will normally be expected that the mix and type of dwellings is reflective of the demographic profile of households requiring housing. To establish this housing requirement, the text sets out a list of documents produced by the States of Guernsey relating to this issue, including the most recent Housing Needs Study or any subsequent amended or revised document provided by Housing. Provision of affordable housing is considered separately under Policy GP11, however this policy only applies to developments of 20 or more dwellings and would not therefore be applicable in this case.

The Guernsey Housing Market Review published by KPMG in 2017 provides an analysis of the local housing stock in the Island and identifies the additional housing requirement for the period 2014-2021. This document has not yet been updated and forms the most recent baseline to inform housing need. That report identified an additional requirement for one, two and three bedroomed houses.

The Guernsey Annual Residential Property Stock Bulletin provides statistics on the Island's existing housing stock. Applying the findings of the 2020 bulletin to the requirements identified in the KPMG report, it is clear that the additional housing requirement remains for 1-3 bedroomed properties, with an emphasis on 2-3 bedrooms.

The proposed development is for 2 x three bedroom dwellings and this would address the most significant needs in terms of identified housing requirements, meeting the terms of MC2, subject to complying with all other relevant planning policies.

Loss of agricultural land

There is no policy relating to agricultural land within the Main Centres. Outside of the Centres, the most valuable agricultural land is protected within designated Agriculture Priority Areas, however, outside of those areas change of use away from agriculture is supported, provided all other relevant policies are met.

In this case the site it is not within or adjacent to an area designated for agriculture. Furthermore it is not contiguous with a larger parcel of agricultural land, being enclosed by residential property, and, taking into account the proximity of those residential properties, the generally built up nature of the immediate area and apparent separation from any agricultural operation, there would be no policy justification for refusal of the application on the basis of loss of agricultural land.

Design and impact on openness, visual amenity and character of the area

Policy GP8 (Design) sets out a number of criteria which development will be expected to address to ensure that a scheme achieves high standards of design which respect the character of the environment. Policy GP1 (Landscape Character and Open Land) further seeks to resist unnecessary loss of open land which would have an unacceptable impact on the open landscape character of an area.

The site is located within Le Braye du Valle wetland landscape character type, as defined within the IDP, immediately to the north of the reclamation which occurred in this area. These areas are described as of a low lying horizontal form, prone to wet and, whilst capable of supporting semi-natural vegetation, with little tree cover. The description continues to note that much of the landscape character of these areas is obscured by existing development.

The site is located between relatively high density residential developments on the north side of La Route du Braye/South of Carriere Lane and along the east side of Sohier Road and forms a break in the ribbon development along the north side of that road.

The application site is visible for a short distance on the approach from the south along Carriere Lane, and from Carriere Lane to the east of the site, however, is mainly screened in longer views by the surrounding development.

The development would result in the introduction of built form on to open land, and inevitably therefore the loss of that open land. The site is not however designated as Important Open Land. The site is also bounded by development to three sides and, whilst the openness of the site itself would be lost as a result of this application, this value is only appreciated along limited sections of the adjacent roads. The retention

of the existing roadside boundary, trees and vegetation would provide visual benefits, and retain the sense of character and enclosure provided by this wall.

In light of the above, and, on balance, it is therefore considered that, given the policy gateway for development at this site and the character of the surrounding area, the provision of two dwellings on this site would make the most efficient and effective use of the land and could therefore be supported.

In terms of the layout and design of the dwellings themselves, the proposed dwellings are set back from the road, beyond the existing building line to allow for the retention of the existing trees and shrubs to the front and the creation of a suitable parking area. The surrounding built form in the immediate vicinity comprises of chalet bungalows of similar proportions to those proposed, and the wider vicinity has some more variety of building heights and forms. The IDP identifies that, whilst new development should acknowledge the surrounding built form, flexibility in the design of development will be allowed. Whilst the proposed dwellings take a slightly more contemporary approach in terms of design, details and materials, the materials proposed are natural and the buildings are of traditional form. The proposed design approach is therefore acceptable.

The buildings are designed to include level thresholds, appropriate circulation space and an adaptable layout to future proof the dwellings.

Impacts on biodiversity and provision of landscaping

The site is not designated as a Site of Special Significance, or an Area of Biodiversity Importance, and is identified as Improved Grassland under the 2018 Habitat Survey, which has a lower ecological value than other forms of grassland.

The Strategy for Nature, adopted as Supplementary Planning Guidance, requires biodiversity enhancements when changing the use of the land from agricultural to residential garden use.

The proposal retains and enhances the existing trees, hedges and shrubs to the front boundary (also secured by condition), while introducing additional new native planting to the front garden and new native boundary hedge planting. Additional wildlife measures, such as the inclusion of bat and bird boxes to the eastern gable of each dwelling, are also proposed and can be controlled by condition. Objections were raised regarding the position of these bat/bird boxes and the effectiveness of the location as a result of the level of shading experienced, and so further information regarding the exact position of the bird/bat boxes will be required by condition.

It is therefore considered that, subject to the protection of existing boundary planting and the provision of a detailed landscaping and biodiversity scheme including the adequate native planting and bird/bat boxes shown on the plan, the scheme should provide sufficient enhancements to address the requirements of the Strategy for Nature.

Amenity of the proposed units and neighbours

The proposed dwellings exceed both the Guernsey Building Control space standards, and the UK DCLG space standards and would be served by adequate external amenity space. The arrangement of the properties on site would prevent any significant inter-visibility between the two proposed dwellings. The ground floor east facing windows on the eastern unit have been shown as obscure glazed, this was amended due to concerns regarding the potential for mutual overlooking between the eastern most unit and the existing neighbour Sunnyvale.

There are a number of windows within the side and rear of Sunnyvale which will be in close proximity to the eastern most new dwelling, although these serve the porch and internal entrance hall of Sunnyvale and as these are not habitable rooms the degree of overlooking is, on balance, considered to be acceptable.

There is some degree of mutual overlooking of the rear garden of Sunnyvale and that of the eastern dwelling, and some overlooking of the front garden of the proposed dwellings and the parking area to the side of Sunnyvale. The provision of the native hedge along the shared boundary with Sunnyvale will take some time to establish in order to provide a good level of privacy for both dwellings. As the existing boundary wall is low and insufficient to provide privacy, the application was deferred and a 1.8m high fence added alongside the proposed hedging to provide adequate privacy and prevent harmful overlooking.

The position of the western dwelling in relation to the neighbouring property to the west (Braye Farm Cottage) is acceptable, with some overlooking from the proposed front (south facing) windows into existing rear (north facing) windows of Braye Farm Cottage, although at an oblique angle which would limit the degree of harm to an acceptable level. Existing side facing windows in Braye Farm Cottage will overlook the proposed parking and turning area and some of the proposed front garden areas, although these are not considered sensitive areas and this relationship is therefore acceptable.

Taking into account all of the above, any overlooking of the adjacent properties would not be of a level which would warrant refusal of the application.

In respect of noise disturbance, this site is located within a residential area, surrounded by residential properties. Any disturbance would be of a low residential level and consistent with the character of the area.

Highway safety, provision of access and parking

A number of local objections were regarding the impact of the development, in combination with FULL/2023/0919 on the local transport network and highway safety have been received.

The existing access to the site and Braye Farm Cottage is narrow (2.6m) with little visibility of oncoming traffic. The proposal includes the widening of the access to approx. 4.5m, allowing for improved sight lines.

As this application is for two dwellings, the additional traffic resulting from this application would comprise a small proportion relative to existing vehicle movements along the road and the proposal would not therefore give rise to road safety grounds on which to refuse the application. The proposal is therefore found to comply with Policy IP9 (Highway Safety, Capacity and Accessibility). To ensure the appropriate management of construction traffic and to limit visual impacts, it is recommended that the access, including widening and construction of the new road side wall, be completed within four weeks of its first use.

The application must also accord with Policy IP7 (Private and Communal Car Parking) and with the requirements of the Supplementary Planning Guidance: Parking Standards. The Parking Standards set out a maximum parking provision of 2 parking spaces per dwelling and the proposal is for 2 spaces per unit, which meets these maximum standards.

Cycle storage is proposed within sheds to the rear of each dwelling, in accordance with IP6 (Transport Infrastructure and Support Facilities) and the Parking Standards, and provision of this storage can be controlled by condition. . Amended plans have ensured there is suitable access to the rear gardens to facilitate this use for bicycle storage.

Sustainable development

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency, including the method of construction, orientation of the buildings and positioning of fenestration, and the current Building Regulations in accordance with Policy GP9 (Sustainable Development). Solar PV panels are proposed to each dwelling and electric vehicle charge points within the parking area. Conditions to require submission of details where necessary, and implementation of these features will be applied to secure these enhancements.

Surface water run-off will be dealt with on site as all paving is proposed to be permeable.

Other matters

A number of representations have been received regarding the combined impact of this application and the nearby application FULL/2023/0919, however, these applications are separate and each must be considered on its own merits, independent of the other application.

Neighbour representations have been received regarding the impact of the development, in combination with FULL/2023/0919 and the resultant impact on the nearby protected building at Braye Farm which adjoins the immediate neighbour to the west, Braye Farm Cottage.

This application is not considered to have a significant impact on the nearby protected building as the separation distance is sufficient to prevent harm to the protected building or its setting.

Conclusion

Policy MC2 (Housing in Main Centres and Main Centre Outer Areas) provides a policy gateway for the proposed development, and the mix and type of housing proposed would accord with the identified requirements for housing on the Island, in compliance with the requirements of that policy.

The detailed design of the scheme accords with Policies GP1 (Landscape Character and Open Land), GP8 (Design), GP9 (Sustainable Development), IP6 (Transport Infrastructure and Support Facilities), IP7 (Private and Communal Car Parking) and IP9 (Highway Safety, Accessibility and Capacity), as set out above, and consequently it is recommended that the application be approved, subject to the identified conditions.

Date: 29/08/2023

