

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 to north of site with associated works, create vehicle access. Demolish extension, erect single storey extension, dormer window to north (rear) elevation, install external insulating render and alterations to fenestration to 2 Clovelly Villas.

LOCATION: 2 Clovelly Villas, Rue Maze, St. Martin.

APPLICANT: Mr H Gorcan

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: 11/10/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/07/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Design: 23-1464 WD/01B, PD/02 A, WD/03A & PD/04

Application Ref: FULL/2023/1200

Property Ref: J001960000

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.Prior to the commencement of any onsite works, a landscaping scheme for the full site shall be submitted to and agreed in writing by the Authority, and shall include those details specified below:

- i) details of any areas of hard standing;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants.
- iv) full details of all boundary treatments.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity.

5.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, by the end of the planting season following commencement of the development or within a timescale to be agreed in writing with the Authority. The landscaping shall be maintained in accordance with the agreed details 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: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

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

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

7. Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the front roadside boundary wall.

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

8. Notwithstanding the information submitted, the north facing rooflight hereby approved to the rear elevation of Unit B serving bedroom 1, must be glazed with obscure glass to a minimum industry standard privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and this window shall be retained as such thereafter.

Reason - To protect neighbour privacy and amenity.

9. Prior to the occupation of any of the dwellings hereby approved details of any external lighting proposed for the site and access road shall be submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

10. No part of the development hereby approved shall be occupied until such time as the parking and turning facilities, along with the refuse and recycling storage, have been completed in accordance with the details shown on the approved plans and shall thereafter be retained.

Reason - To make sure vehicles can enter and leave the site in a forward direction and to provide off-street parking, in the interests of road safety and effective traffic management and in the interests of visual and residential amenity.

11. The development hereby permitted shall be constructed in accordance with the details set out in the Sustainability Checklist document and in accordance with the details shown on the approved plans regarding an electrical vehicle charging points, and there shall be no occupation of the dwelling until the electric vehicle charging point have been installed and made operational. They shall be retained in perpetuity unless agreed in writing by the Authority.

Reason - In the interests of sustainable development, and as a requirement of Policy GP9.

12.No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

13.Cycle stores/sheds (shown on the approved drawings) shall be provided prior to the first occupation of the development hereby permitted, and shall thereafter be retained and so maintained.

Reason - In the interests of good design, the amenity of future residential occupants, and to encourage alternative modes of transport to the private car.

Expiry Date: This permission will cease to have effect on 10/10/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The applicant is advised that Festung Guernsey have requested access to survey the bunker while it is exposed, to take a photographic record and 3D scan of the bunker to be kept in their archives for future reference. Please contact Festung Guernsey to arrange this on: 07781 107632

The applicant is also advised that any future removal of the existing bunker within the site is likely to constitute an engineering operation for which planning permission 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 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/2023/1200
Property Ref: J001960000
Valid date: 14/07/2023
Location: 2 Clovelly Villas Rue Maze St. Martin Guernsey GY4 6LP
Proposal: Erect 2 dwellings to north of site with associated works, create vehicle access. Demolish extension, erect single storey extension, dormer window to north (rear) elevation, install external insulating render and alterations to fenestration to 2 Clovelly Villas.

Applicant: Mr H Gorcan

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.

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- iv) full details of all boundary treatments.

Reason - To ensure a satisfactory external appearance in the interests of visual amenity.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, by the end of the planting season following commencement of the development or within a timescale to be agreed in writing with the Authority. The landscaping shall be maintained in accordance with the agreed details 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: To ensure the satisfactory landscaping of the site and enhance the biodiversity, visual amenity and character of the area.

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

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

7. Within four weeks of the new access being brought into use, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the front roadside boundary wall.

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

8. Notwithstanding the information submitted, the north facing rooflight hereby approved to the rear elevation of Unit B serving bedroom 1, must be glazed with obscure glass to a minimum industry standard privacy level 3 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and this window shall be retained as such thereafter.

Reason - To protect neighbour privacy and amenity.

9. Prior to the occupation of any of the dwellings hereby approved details of any external lighting proposed for the site and access road shall be submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

10. No part of the development hereby approved shall be occupied until such time as the parking and turning facilities, along with the refuse and recycling storage, have been completed in accordance with the details shown on the approved plans and shall thereafter be retained.

Reason - To make sure vehicles can enter and leave the site in a forward direction and to provide off-street parking, in the interests of road safety and effective traffic management and in the interests of visual and residential amenity.

11. The development hereby permitted shall be constructed in accordance with the details set out in the Sustainability Checklist document and in accordance with the details shown on the approved plans regarding an electrical vehicle charging points, and there shall be no occupation of the dwelling until the electric vehicle charging point have been installed and made operational. They shall be retained in perpetuity unless agreed in writing by the Authority.

Reason - In the interests of sustainable development, and as a requirement of Policy GP9.

12. No development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

13. Cycle stores/sheds (shown on the approved drawings) shall be provided prior to the first occupation of the development hereby permitted, and shall thereafter be retained and so maintained.

Reason - In the interests of good design, the amenity of future residential occupants, and to encourage alternative modes of transport to the private car.

INFORMATIVES

The applicant is advised that Festung Guernsey have requested access to survey the bunker while it is exposed, to take a photographic record and 3D scan of the bunker to be kept in their archives for future reference. Please contact Festung Guernsey to arrange this on: 07781 107632

The applicant is also advised that any future removal of the existing bunker within the site is likely to constitute an engineering operation for which planning permission would be required.

OFFICER'S REPORT

Site Description:

The site is located to the north side of La Rue Maze, within the St Martin's Local Centre Boundary as defined by the Island Development Plan. The existing dwelling is a semi-detached villa which is elevated above the road due to changes in land levels which results in an increase by approx. 1m up from the road frontage. Land levels continue to rise gently to the rear of the site.

The rear garden is open, with existing access from the west. To the rear of the garden there is an existing WW2 concrete bunker which projects approx. 0.5m above the ground.

To the west side of the dwelling, there is a builder's yard containing a group of garages and outbuildings which are in separate ownership. There is an extant permission for the demolition of the existing outbuildings and erection of 2 dwellings with associated landscaping and parking. The proposal also includes relocating the vehicle access and alterations to the roadside wall (FULL/2021/2413).

Relevant History:

N/A

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

Permission is sought to demolish part of the existing dwelling to create a vehicular access along the side of the existing dwelling with the erection of 2 dwellings to the rear of the site with associated parking and landscaping.

Works to the existing dwelling also include a single storey rear extension, rear dormer window, external insulating render and other alterations to fenestration.

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

Island Development Plan policies:

- LC2: Housing in Local Centres
- GP8 – Design;
- GP9 – Sustainable development;
- IP7 – Private and communal parking
- IP9 – Highway Safety, Accessibility and Capacity

Representations:

One letter of representation has been received regarding the use of hard surfacing, lack of specific information about the permeability and potential for harmful levels of noise to result from large areas of gravel.

Concern is also raised about the position of the bin store and the relationship with the approved development at the builder's yard adjacent.

Consultations:

Festung Guernsey have been consulted with regard to any potential works to the existing bunker. The plans appear to indicate that the bunker remains within the rear garden of Unit B, while the submitted 3d visuals show the bunker removed from the rear garden. Clarity was sought on this point, and the Agent has confirmed that the bunker is to remain as a feature, utilised as a raised planter. On this basis, Festung Guernsey have no objection, and have requested access to survey the bunker while it is exposed.

An informative note has been used to inform the applicant that if future occupants wish to remove the bunker it is likely that planning permission will be required as it would involve works which constitute an engineering operation.

Summary of Issues:

- Whether the principle of residential development is acceptable,
- Impact on the character and appearance of the area and design of the buildings;
- Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
- Impact on neighbour amenity;
- Whether the proposal would impact negatively on highway safety.

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.

Whether the principle of residential development is acceptable in this location

Policy LC2 supports new housing within Local Centres providing that:

- a) each proposal is of a scale that is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned and will not negatively affect the vitality and viability of the Main Centres or otherwise undermine the Spatial Policy; and,
- b) where able to accommodate a variety of dwellings the proposal provides an appropriate mix and type of dwellings; and,
- c) where the site is identified as Important Open Land, new housing is achieved only through the subdivision of existing dwellings or the conversion of existing buildings; and,
- d) in all cases the proposed development accords with other relevant policies of the IDP.

The provision of two new dwellings at this site is proportionate to enhance the St Martin Local Centre and would not affect the vitality or viability of the Main Centres.

In respect of the mix and type of housing proposed, the preceding text (which carries equal weight) states 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.

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. That report identifies an additional requirement for 1, 2, and 3 bedroom houses.

The Guernsey Annual Residential Property Stock Bulletin provides statistics on the Island's existing housing stock. Applying the findings of the 2019 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 proposal includes 2 x two bedroom properties which is acceptable in terms of the housing need study/requirements. The size of the site would constrain the ability to provide a wider mix/type and so the proposed 2 x two-bedroom dwellings is considered acceptable and the most efficient use of land.

Impact on the character and appearance of the area and design of the buildings

Policy GP8 of the Island Development Plan states a number of criteria that new development will be expected to adhere to in order to achieve a high standard of

design which respects and where appropriate enhances the character of the environment.

The existing dwelling on the site is one of a pair of substantial semi-detached dwellings, which contributes positively to the character of the area due to the scale, elevated position, traditional design and details such as the quoins. The existing side extension/wing does not enhance the pair of dwellings when considered together, as it does not match the adjoining neighbour's side extension resulting in an unbalanced appearance. The removal of the wing will therefore not significantly harm the appearance of the pair of buildings and results in a three/four bedroom detached dwelling (Unit C). Two parking spaces are proposed for Unit C within the existing front garden.

Two semi-detached two bedroom dwellings are proposed to the rear of the site, with access driveway adjacent to the existing dwelling, and five car parking spaces- two allocated to each dwelling and one visitor space proposed. The proposed units are 1.5 storey with pitched roof design, this scale ensures that the dwellings will not appear dominant in relation to the existing dwelling. They are in keeping with the character of the area, as similar scale dwellings are located to the rear of the site, and will appear appropriately subservient in the street scene. The dwellings proposed make full use of the site and sufficient private amenity space has been provided to the rear/side of each dwelling.

The proposed dwellings are to be constructed using smooth rendered blockwork with natural grey slate roof tiles in-keeping with the character of the surrounding area. The use of composite timber cladding is not particularly characteristic of the area but is unlikely to result in harm and is acceptable in relation to the flexibility of the IDP in design matters.

A new vehicular access will be created, originally proposed at 8m in width, this has been amended to 7m. This results in the loss of the existing boundary enclosure, which is compounded by the introduction of another entrance next door in the extant FULL/2021/2413 permission, however, the width of the entrance and access proposed means that no passing place is required within the development, resulting in an improved provision of meaningful landscaping along both sides of the access which would not otherwise be possible.

On balance, the loss of some of the existing boundary wall is considered acceptable given the improved landscaping opportunity. This landscaping, along with details of the permeable paving will be secured through a suitable condition.

The applicant's agent has provided confirmation that the design and specification of the dwellings proposed comply with all parts of the Guernsey Technical Standards 2012, specifically in terms of: thermal efficiency (insulation); drainage; water efficiency; materials to be used; waste storage and disposal; and the conservation of fuel and power. Electric car charging points are also to be provided and will be secured by condition.

The proposal has been designed to take into account the use of energy and resources and to reduce any impact on the environment and therefore complies with Policy GP9 of the Island Development Plan.

Policy LC2 requires that for developments of 5 or more dwellings that a Site Waste Management Plan be submitted. Given that the proposal is for 2 dwellings SWMP is not required in this instance.

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

The health and well-being of the occupiers of the development requires consideration as set out in part (d) of Policy GP8 and explained in more detail in Annex I (Amenities). The objective to build at high densities is to be balanced, but not override, the need to create acceptable living environments. Although there are no rigid standards for amenity provision, the factors to be considered include internal space provision, privacy, aspect/outlook, access to external open space and daylight/sunlight.

The proposed dwellings substantially exceed the Guernsey Technical Standards minimum internal space standards, and they are close to meeting the UK's DCLG best practice minimum internal space standards which are published on the Authority's website. A two-bedroom, three person, dwelling of two storeys requires 70m² and the proposed dwellings are approx. 68m². The existing dwelling also retains a good level of internal accommodation.

The new dwellings are dual aspect, including south facing glazing, and would have adequate daylight and sunlight. Levels of privacy are acceptable. Both units have access to private gardens with an amount of useable space which is proportionate to the type and nature of dwellings that they would serve. Overall, the proposal would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

The layout of the units will incorporate a level threshold to the entrance doors, adequate widths of entrance doors and suitable internal configurations. The information submitted is sufficient to demonstrate that the development provides adequate accessibility and offers flexible and adaptable accommodation, in accordance with Policy GP8.

Impact on neighbour amenity

To the rear of the existing dwelling, a new 1.8m high fence is to be erected to enclose the rear garden. This should be sufficient to screen views from the ground floor windows of the proposed developments to the rear.

At first floor level, although the window serving the bedrooms of unit A and B will face towards the garden area of Unit C to the south, and the neighbour at Utopia

(Attached to Unit C). The first floor rooflight of Unit B is approx. 18m to the rear windows of Unit C, which is considered acceptable given the location within the Local Centre where there is a denser form of development, and also that only one first floor rooflight of Unit A and B serves a habitable room which helps to minimise the harm.

The rear facing rooflights of Unit A and B serve a bathroom (at high level) and a bedroom, and they primarily overlook the application site, with some mutual overlooking which is a common feature of semi-detached dwellings. The rooflights also allow some overlooking to the existing neighbours, Belle Vie 14m to the east and Ortonville 25m to the north. The views to Ortonville are considered acceptable given the separation distance and existing 1.9m boundary wall. It is considered possible for the rear rooflight to have a more significant impact on Belle Vie, with some oblique but also some direct views into the main private amenity space at a distance of approx. 10m to the most sensitive patio area. For this reason, it is considered necessary to require this rooflight window which serves the Bedroom of Unit B to be high level, or obscure glazed and fixed shut.

At first floor level, side facing windows are proposed only to the west elevation which overlooks existing open land and is not considered to result in harm. With regard to overshadowing or the loss of daylight, it is considered that any detrimental effect will be limited to a small part of the day (later afternoon/early evening).

For these reasons it is considered that any detrimental impact on amenity afforded to the occupiers of neighbouring properties as a result of the proposal would not be so substantial to warrant the refusal of planning permission.

The proposal must also be considered in relation to the extant permission for the neighbouring site (FULL/2021/2413). This approved a pair of 2.5 storey dwellings set facing onto Rue Maze, with gardens to the rear. The proposed Units A and B are not considered to have a significant impact on these extant dwellings, some views into the rear garden may be possible from Unit A, however the relationship is similar to that between Unit B and Unit C, and is not harmful enough to warrant the refusal of the scheme.

Details regarding the proposed lighting shown on the site plan shall be submitted and approved by condition to ensure that there is no harm to amenity.

Neighbour representations relating to the proposed bin store and the impact on the neighbouring site have been assessed. The 1.5m boundary fence is considered sufficient to screen the 1.1m high bin store enclosure from harmful views from the west and will not have a harmful impact on the neighbouring site.

Whether the proposal would impact negatively on highway safety

The proposal provides a single access point for the three dwellings, and the visibility splay appears acceptable as the neighbouring properties have low front boundary walls. There is not considered to be any harm to highway safety as a result of this new access.

All the properties have a shed to accommodate bicycle parking. Sufficient car parking has been provided on site for the size of dwellings proposed, two spaces per dwelling, with one shared visitor space.

The proposal would therefore provide a suitable access point onto the highway and any detrimental effect on highway safety would not be so substantial to warrant the refusal of planning permission. The proposal accords with Policy IP7 and IP9 of the IDP.

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; the effect of the proposed which the site could be put without further planning permission; 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 not impact on the setting of any the nearby Protected Buildings, protected trees, monuments or on any SSS's.

For the reasons set out within this report the proposal complies with the relevant provisions of the Island Development Plan and satisfies the other relevant material planning considerations; it is therefore recommended that planning permission be granted with conditions.

Date: 02/10/2023

