

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

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Demolish dwelling, erect replacement dwelling with associated works, relocate and create gated vehicle access to west boundary.

LOCATION: The Cottage, Fermain Road, St. Peter Port.

APPLICANT: Mr N Kealy

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: 12/12/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/04/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Soup Architects - 425_090 (B), 100 (C) , 300 (C), 310 (C), 320 (C), 330 (B), 400 (C).

Application Ref: FULL/2024/0640

Property Ref: A41113A000

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. Within four weeks of the revised access being brought into use, the new render wall hereby approved to the front (western) boundary shall be constructed and rendered 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.

5. The existing hedge boundary to the north elevation, as shown on Plan 425/090 shall be retained and reinforced where necessary in accordance with a scheme to be submitted to and approved in writing by the Authority. All such reinforcement shall be carried out in the first planting season (November to March) following commencement of the development; and any 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

Reason: To retain the existing boundary hedge which contributes to the character of the area, and to preserve neighbour amenity.

6. The stone to be used in the construction of the new boundary wall to the north west corner of the site hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone boundary wall.

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

7. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to

the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

8. Prior to the commencement of above damp proof course works, large scale details of the wall to roof junction shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

9. Notwithstanding the detail shown on the approved plans, prior to installation, further details of the proposed solar panels including the number of panels, location and cross section of the panels to show the angle of tilt, have been submitted to and agreed in writing by the Authority. The panels shall be installed in accordance with the approved details.

Reason- In the interests of residential and visual amenity.

10. No materials to be used on the exterior of the buildings or proposed timber gate, shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development, in accordance with Policy GP8.

11. Prior to installation, details of external rainwater goods shall be submitted to and agreed in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity and to ensure a good standard of design, in accordance with Policy GP8.

Expiry Date: This permission will cease to have effect on 12/12/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, this decision permits the erection of an annexe bedroom to be used as an integral part of and incidental to the principal dwelling presently known as The Cottage. It does not permit the creation of a separately occupied annexe or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

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/2024/0640
Property Ref: A41113A000
Valid date: 12/04/2024
Location: The Cottage Fermain Road St. Peter Port Guernsey GY1 2TB
Proposal: Demolish dwelling, erect replacement dwelling with associated works, relocate and create gated vehicle access to west boundary.
Applicant: Mr N Kealy

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. Within four weeks of the revised access being brought into use, the new render wall hereby approved to the front (western) boundary shall be constructed and rendered 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.

5. The existing hedge boundary to the north elevation, as shown on Plan 425/090 shall be retained and reinforced where necessary in accordance with a scheme to be submitted to and approved in writing by the Authority. All such reinforcement shall be carried out in the first planting season (November to March) following commencement of the development; and any 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

Reason - To retain the existing boundary hedge which contributes to the character of the area, and to preserve neighbour amenity.

6. The stone to be used in the construction of the new boundary wall to the north west corner of the site hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone boundary wall.

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

7. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

8. Prior to the commencement of above damp proof course works, large scale details of the wall to roof junction shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

9. Notwithstanding the detail shown on the approved plans, prior to installation, further details of the proposed solar panels including the number of panels, location and cross section of the panels to show the angle of tilt, have been submitted to and agreed in writing by the Authority. The panels shall be installed in accordance with the approved details.

Reason - In the interests of residential and visual amenity.

10. No materials to be used on the exterior of the buildings or proposed timber gate, shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development, in accordance with Policy GP8.

11. Prior to installation, details of external rainwater goods shall be submitted to and agreed in writing by the Planning Authority. Thereafter, the development shall be carried out in accordance with the agreed details.

Reason: In the interests of visual amenity and to ensure a good standard of design, in accordance with Policy GP8.

INFORMATIVES

For the avoidance of doubt, this decision permits the erection of an annexe bedroom to be used as an integral part of and incidental to the principal dwelling presently known as The Cottage. It does not permit the creation of a separately occupied annexe or an independent dwelling. This would require a separate grant of planning permission and involve different planning policy considerations.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

OFFICER'S REPORT

Site Description:

The rectangular site is located on Fermain Road, at the junction with Rue de la Douzaine, and is occupied by a detached bungalow, to the east of the converted Morley Chapel. The site is Outside of the Centres as designated in the Island Development Plan.

Relevant History:

None relevant

Existing Use(s):

Residential – Use Class 1

Brief Description of Development:

Planning permission is sought to demolish the existing dwelling and to erect a replacement dwelling with associated works including relocated gated vehicle access to the west boundary.

The application was deferred to address concerns regarding the proposed design, and revised plans submitted which introduced additional windows at first floor to the front elevation.

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

Island Development Plan Policies:

- GP1: Landscape Character and Open Land;
- GP8: Design;
- GP9: Sustainable development;
- GP13: Householder Development;
- IP9: Highway Safety, Accessibility and Capacity.

Representations:

In total 4 letters of representation were received objecting to the proposal. The grounds for objection are summarised as follows:

Design

- The new design will look incongruous in immediate proximity to Morley Chapel, an iconic landmark in Guernsey and a reference point for any visitors accessing Bluebell Woods;
- The scale of the proposal will dominate the neighbourhood in a detrimental way;
- The roof height is much higher and the width far greater than exists at present;
- A modern design is not in-keeping with the neighbourhood;

- The character of the neighbourhood and adherence to community standards are paramount, the modern design will create an intrusive visual presence that fails to respect the established norms of the surrounding area;

Impact on neighbours

- Given the increased elevation and the orientation of windows the proposal will infringe privacy on the neighbouring property to the east;
- The scheme has not been designed to mitigate/avoid new overlooking/overshadowing to neighbours as claimed;
- The proposal extends almost the full width of the plot;
- The four large windows and triple panel glass door at first floor level will face the neighbouring property and garden area to the east;
- The increased width and height will lead to a significant reduction in natural light and will cause overshadowing to the properties to the east and west particularly in the afternoons and evenings
- Revised scheme doesn't overcome concerns regarding the loss of privacy for neighbours to the east (rear).

Other issues

- The scheme will affect property values (*not a material planning consideration*);

La Societe Guernesiaise

An email of representation was received from La Societe Guernesiaise and although not objecting to the scheme stated the following:

"In respect of this application, we would like to highlight that buildings of this type can be used by roosting bats. This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby. The ongoing Bailiwick Bat Survey has shown that there are bat populations in this particular part of the island.

We would recommend that the existing buildings, in particular the roofspaces, be inspected for current or recent use by bats by a suitably qualified person prior to any building works. This would reduce the risk of disturbing or destroying animals which are legally protected under the Animal Welfare Ordinance 2012.

We would request that, if this application is considered further, an informative note be added to the Information Sheet as follows -

'Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended

that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg

Consultations:

The Guernsey Architects' Panel met to discuss the application on the 5th December 2024, and made the following observations:

- Scale and mass of the proposed replacement dwelling is wholly consistent with residential dwellings in the vicinity.
- High front wall/corner is characteristic of Guernsey, traditional vernacular, high quality and will blend well into the street scene.
- Design is of a high standard and as the site lies outside of any sensitive designation.
- Materials proposed are of a high quality and will ensure the optimal design result.

Summary of Issues:

- The principle of a replacement dwelling;
- Design, form, scale and massing of the proposed development and its impact on the character of the surrounding area,
- Impact of the development on the amenity of people living in the area; and
- Parking and access issues.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues as set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The principle of a replacement dwelling

Policy GP13 of the IDP supports the demolition of existing dwellings and the erection of a replacement on a one for one basis, within the residential curtilage provided that:

- a) There are no significant adverse effects on the amenities of neighbouring properties; and
- b) The design, scale, mass and form would not detract from the open character of open locations; and
- c) The do not adversely affect the special interest of a Conservation Area or Area of Biodiversity Importance or protected building or protected monument.

In the case of proposals involving demolition and replacement of existing buildings, Policy GP13 requires consideration of the particular positive contribution that an existing building may make to the character of the area concerned. Proposals will be supported where the replacement would enhance the character of the area and make a more positive contribution to the area.

The existing dwelling is of no particular architectural or historic interest. Its form is a (circa) 1930's single storey bungalow, which does not make a particularly positive contribution to the surrounding area. The proposed demolition of all structures on site and their replacement with a single dwelling would (for reasons discussed in the design section of this report) make a more positive contribution to the area thus enhancing its character.

For these reasons it is considered that the principle of demolition and construction of a replacement dwelling is acceptable in this location.

Design, form, scale and massing of the proposed development and its impact on the character of the surrounding area

Policy GP13: Householder Development sets out a number of criteria that should be satisfied. The policy also identifies that consideration must be given to the contribution the existing building makes to the character of the area concerned and that a Waste Management Plan should be submitted with a planning application. This must demonstrate how waste associated with the development process is to be minimised, how existing materials on site are to be reused on or off site and how residual waste will be dealt with.

The preceding text to Policy GP13, paragraph 19.14.10 states:

In considering proposals for the replacement of a dwelling on a one for one basis, consideration will be given to the impact of the new building on the openness of the area rather than a comparison between the impact of the existing dwelling compared with the impact of the new. A replacement dwelling can therefore be larger than the dwelling it is replacing and have a greater impact upon the openness of the area concerned compared with the existing dwelling and will be supported where the Authority is satisfied that the proposed impact is acceptable when considered against all relevant policies of the Island Development Plan.

Policy GP8: Design seeks to ensure that development respects the quality of the physical environment, recognising that good design can contribute to the creation of a cohesive built environment that enhances the experience of the Island whether that is for living, working or visiting.

In this regard Policy GP8 supports development that achieves good design that respects the local character but demonstrates an effective and efficient use of land and uses soft and hard landscape where appropriate to help mitigate and/or assimilate a scheme within its setting. The policy recognises the importance of

development of a residential nature to allow for flexibility and adaption to suit needs whilst also assuring that proposals have addressed the health and well-being of the future occupiers and neighbours.

The application site is not within a Conservation Area or close to any Protected Buildings. There is a variety of building forms and styles in the surrounding area. Paragraph 19.9.5 of the IDP which forms the preceding text to Policy GP8 states that: *'In other, less sensitive areas' (not within Conservation Areas, Sites of Special Significance and Protected buildings), 'a good standard of design will be expected, however the Island Development Plan adopts a supportive position with regard to building design in these areas to enable the property owner to exert personal choice in design matters. This adopts the flexible and proportionate approach that underpins the Plan Objectives of the Island Development Plan.'*

The concerns raised through the public consultation process, along with Officer concerns regarding the design of the proposal resulted in the deferral of the application in order to address this. Concerns were raised regarding the utilitarian and blank appearance of the building, along with the unusually shallow roof pitch, giving rise to a building with the potential for harm to the character of the area.

The revised plans submitted have demonstrated that the pitched roof will not be visible, and the building will essentially appear to have a flat roof, when viewed from street level in all the surrounding roads. They also addressed the blank first floor western (front) elevation, by introducing additional windows and incorporating protruding window surrounds into the design to add articulation, shadow and detail.

The proposal is of a contemporary design, and as the site is not located within a Conservation Area, the policies allow for a larger replacement with a greater visual impact as long as the design is of a high standard. A similar styled modern flat roof two storey development has recently been constructed to the south of the application site and policies allow for flexibility in design choice, and with a variety of styles and dwelling heights in the immediate vicinity, on this basis the proposed design is considered acceptable.

The proposed works to the boundary are acceptable, the removal of part of the hedge and replacement with a high granite wall will be conditioned to ensure it is of appropriate appearance and this, along with the retained hedge will contribute to the character of the area. The proposed works will come within very close proximity to the boundary hedge to the north, and a landscaping condition will be used to require the replanting of any hedging which may be lost due to the proximity of the foundations to the existing hedge root system. The timber gates, although not open in design are acceptable at 1.6m high and will appear appropriate in the street scene, and there is a similar example to the south of the site.

The Architects' Panel were supportive of the scheme and advised that the design was appropriate in scale, mass and the use of the proposed materials would secure a high quality, contemporary design.

Impact of the development on the amenity of people living in the area

Policy GP8: Design indicates that new development will be supported where it is demonstrated that it will not have an unacceptable impact on neighbouring amenity and considers the health and well-being of the occupiers.

The development is not expected to have a significant impact on sunlight and daylight to surrounding properties, or result in harmful overlooking. The proposed first floor of the front elevation is set circa 18m from the front elevation of the property within the converted Morley Chapel to the west, with the road and parking/access to the chapel in between. This separation distance is sufficient to prevent overlooking and to maintain privacy.

Concerns have also been raised regarding the impact of the proposal on neighbours to the east. The proposed development brings the rear elevation of the new dwelling further west within the site, meaning there is a distance of approx. 24m from any first-floor windows to the rear boundary of the site, and the closest neighbour to the east is approx. 27m (Bun Mi) from the first-floor windows, which is considered sufficient distance to prevent any harmful overlooking. Refusal of the application on this basis would not be warranted. The new first floor windows will allow views primarily down the application site, with the first-floor terrace located to the north of the site.

Although the form of the proposal has an increased bulk and much longer ridgeline than the existing dwelling, overshadowing or loss of light to principal rooms of any of the surrounding dwellings is also not anticipated due to the orientation and separation distance between the proposal and neighbouring dwellings.

The scheme has been designed to provide for the future occupiers of the dwelling with flexible living accommodation, off-road parking and private amenity space which will provide access for all and will enable future occupiers to remain in the property for longer. The plans show a small dower bedroom with ensuite for a dependant relative which is physically attached to the front of the dwelling. This is only 9m² and so would only be suitable for single occupation. The physical location of the bedroom and dependence on the main dwelling for cooking and living space is appropriate.

The scheme will alter the relationship of the property on this site to those dwellings in the immediate area however it will not result in unacceptable harm to the amenities of surrounding residential occupiers and the scheme accords with Policies GP8 and GP13 in this respect.

The comments received regarding the loss of property values are noted however this is not a material planning consideration and cannot be taken into account as part of the assessment of a planning application.

Parking and access issues

The existing vehicle access is to be closed and relocated centrally within the western boundary. A driveway with parking for three cars, and additional single garage will be provided within the site, although the turning area is limited and vehicles will not be able to access and exit the site forward facing. This is considered acceptable as Fermain Lane is not a busy road, and traffic speeds are likely to be lower as the site is close to a junction.

The proposed high wall/garage to the corner of the site replaces the existing lower wall and high hedge, following the slight curve of the existing wall which is unlikely to result in any change to existing sightlines.

Sufficient space exists within the proposed garage/store to accommodate required bicycle parking and there is no need in this instance for the creation of an additional structure to accommodate such parking.

Based on the above the proposal would not negatively impact on highway safety and complies with the relevant provisions of the IDP.

Waste Management Plan and Sustainable Development

The application has been accompanied by a Waste Management Plan which is considered satisfactory to meet the aims of Policy GP9 and can be managed by way of planning condition.

With regard to Policy GP9: Sustainable Development, it has been demonstrated that the proposed development has taken into account the use of energy, resources and any adverse impact on the environment.

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

Other issues:

With regard to the impact on wildlife the informatives recommended by La Societe Guernesiaise (in the consultation section above) should be included on any permission to identify such issues for the applicant.

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 likely effect on roads and other infrastructure, traffic and essential services; any

possible fall-back position by way of extant planning permissions or exempt development; and the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no impact on protected trees, monuments or buildings.

It is concluded that the scheme accords with the aims of Policies GP1, GP8, GP9, GP13, and IP9 of the Island Development Plan and it is recommended that the application is approved.

Date: 12/12/2024