

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 existing dwelling, erect replacement dwelling with associated works, relocate vehicle access to north boundary and create pedestrian access to east boundary.

LOCATION: Bay House, Cobo Coast Road, Castel.

APPLICANT: Mr & Mrs Tostevin

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: 18/06/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/05/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DLM Architects: 1246_14 to 32 inclusive and _32 (GP9 - Sustainable Development)

Application Ref: FULL/2024/0814

Property Ref: D01310C000

Conditions and reasons:-

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

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

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

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

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

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

4.No materials to be used on the exterior of the building hereby approved 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 - Reason - To ensure the development represents a good standard of design in the interests of the character and appearance of the locality.

5.a) Prior to the commencement of any work in connection therewith a landscaping scheme for the front garden, parking area and along the west boundary (labelled 5, 10 and 16 on drawing 1246_15) to provide screening to Le Guet, to include those details specified below shall be submitted to and approved in writing by the Authority:

i) the treatment proposed for all ground surfaces, including hard areas (permeable paving and seating area); and

ii) full details of tree and hedge planting showing planting schedules, noting the species, sizes, numbers and densities of plants.

b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms above, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To ensure the landscaping scheme reinforces the character of the local area, that the hardstanding contributes to more sustainable construction and to help assimilate the development into its surroundings.

6.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.

7.The development hereby permitted shall be constructed in accordance with the details set out in Policy Response document (GP9 - Sustainable Development) ref: 1246_36 and DLM Sustainability Checklist document (ref:1246), and there shall be no occupation of the dwelling until the permeable paving to the parking/turning area (labelled 3 on drawing 1246_15) and solar panels (labelled 5 on drawing 1246_18) have been installed and made operational in accordance with details that have first been submitted to and approved in writing by the Authority.

Reason - In the interests of sustainable development.

8.Within four weeks of the new access being formed, the existing access shall be closed permanently and the land within the highway reinstated. The stone to be used in the construction of the new works hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the existing stone.

Reason - To minimise the number of points of access and in the interests of visual amenity.

9.Prior to the commencement of any work in connection therewith details of the timber clad wall (labelled 14 on drawing 1246_26) shall be submitted to and agreed in writing by the Authority. The timber clad wall approved to the balcony edge shall be a minimum height of 1.8m above the finished floor level of the first floor terrace and shall be installed prior to the balcony being brought into use. The timber clad wall shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

10.a) Prior to the commencement of any work in connection therewith precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, shall be submitted to and agreed in writing by the Authority.

b) No occupation of the dwelling hereby approved shall begin until the 'green roof' has been completed in accordance with the details agreed above. It shall then be maintained in accordance with the management and maintenance plan agreed above.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its provision is essential to secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 18/06/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210 .

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/2024/0814
Property Ref: D01310C000
Valid date: 10/05/2024
Location: Bay House Cobo Coast Road Castel Guernsey GY5 7HH
Proposal: Demolish existing dwelling, erect replacement dwelling with associated works, relocate vehicle access to north boundary and create pedestrian access to east boundary.

Applicant: Mr & Mrs Tostevin

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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

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

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

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

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

4. No materials to be used on the exterior of the building hereby approved 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 - Reason - To ensure the development represents a good standard of design in the interests of the character and appearance of the locality.

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i) the treatment proposed for all ground surfaces, including hard areas (permeable paving and seating area); and

ii) full details of tree and hedge planting showing planting schedules, noting the species, sizes, numbers and densities of plants.

b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms above, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To ensure the landscaping scheme reinforces the character of the local area, that the hardstanding contributes to more sustainable construction and to help assimilate the development into its surroundings.

6. 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.

7. The development hereby permitted shall be constructed in accordance with the details set out in Policy Response document (GP9 - Sustainable Development) ref: 1246_36 and DLM Sustainability Checklist document (ref:1246), and there shall be no occupation of the dwelling until the permeable paving to the parking/turning area (labelled 3 on drawing 1246_15) and solar panels (labelled 5 on drawing 1246_18) have been installed and made operational in accordance with details that have first been submitted to and approved in writing by the Authority.

Reason - In the interests of sustainable development.

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Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

10. a) Prior to the commencement of any work in connection therewith precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, shall be submitted to and agreed in writing by the Authority.

b) No occupation of the dwelling hereby approved shall begin until the 'green roof' has been completed in accordance with the details agreed above. It shall then be maintained in accordance with the management and maintenance plan agreed above.

Reason - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its provision is essential to secure the satisfactory appearance of the completed development.

INFORMATIVES

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210 .

OFFICER'S REPORT

Site Description:

Bay House (formerly Chant De La Mer) is a detached dwelling which appears as a chalet bungalow with eyebrow dormer to the front but is a two-storey pitched roof dwelling when viewed from the rear. The property has been extended over time with several single-storey extensions to the rear and to the west of the property.

The dwelling is set back from the road and the roadside boundary is marked by a low wall. The side boundary with the adjoining lane to the east is marked by a low wall to the front of Chant De La Mer and a high fence to enclose and provide privacy to the rear garden area. The rear/south boundary is marked by a high blockwork wall and the west boundary by the sheer rockface to The Guet. The Cobo Magazine, a protected monument, sits to the west of the site.

Properties in the locality are varied in their age, size and design with a number of local properties having been redeveloped in recent years. To the south/rear of the site is a terrace of cottages, originally single-storey in height. The western dwelling in this terrace, Pine Grove, is undergoing work to extend and alter the property. The dwelling has a high level first floor gable window facing the application site and a dormer in the west elevation facing the rockface of Le Guet.

Relevant History:

FULL/2022/2306 - Demolish existing dwelling and erect replacement dwelling with associated parking and landscaping – granted

FULL/2022/0810 - Demolish existing and erect replacement dwelling - granted

Pine Grove - FULL/2015/3093 - Demolish porch and conservatory, raise ridge height and extend and alter dwelling at first floor level, install dormer and rooflight (west elevation) 3 rooflights (east elevation) and install gable windows (north and south elevations) – granted

Existing Use(s):

Residential Use Class 1

Brief Description of Development:

The application proposes to demolish the existing dwelling and erect a replacement, two-storey dwelling with flat roofs. The replacement dwelling incorporates two first floor terraces to the front of the dwelling to maximise the sea views along with a substantial first floor terrace to the rear/south of the dwelling. The dwelling is shown to have a render and clad (timber and porcelain stone) exterior. A pergola is proposed to the west of the dwelling and the western flat roof is shown to be formed using a green roof system.

The dwelling as proposed comprises three en-suite bedrooms to the rear along with a plant/laundry room, a gym, sauna/steam room, office/yoga studio and double garage incorporating workshop area to the front. A kitchenette, boot room and a WC are also shown on the ground floor. An outdoor store enclosed by timber screening is indicated to be provided to the east of the dwelling along with an external staircase leading to a large terrace to the rear of the dwelling. At first floor level an open plan living, kitchen, dining room is proposed leading onto a terrace, along with a snug and master suite to the front leading out onto the central of the two front terraces. A back kitchen and wine cellar are proposed above the ground floor store.

The existing vehicular access is to be infilled and a replacement access with sliding gate is proposed (north boundary) and a seating area (no details included) is shown to be provided in the northeast corner of the site.

The application has been accompanied by a Policy Response in relation to GP9, Sustainability Statement and Sustainability Checklist along with waste management plan information set out in the Policy Response and in a separate Plan. Solar panels are shown to the roof of part of the proposed dwelling along with rainwater storage tanks for irrigation, to be situated to the rear/south of the dwelling.

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

Island Development Plan Policies:

GP6: Protected Monuments

GP7: Archaeological Remains

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP6: Transport infrastructure and support facilities

Representations:

None.

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the:

- Principle of new residential development
- Design, form, scale and massing of the proposed development
- Impact on visual amenity
- Impact on neighbour amenity
- Impact on adjoining Protected Monument
- Car parking provision and effects on surrounding highway

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

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

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey. Section 31(1)(b) of the Law explains the general functions of authorities in respect of protected monuments. This states that:

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

(b) in particular, in exercising its functions with respect to any buildings or other land in the vicinity of a protected monument, to pay special attention to the desirability of preserving the protected monument and its setting.

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

The purposes of the Law are reflected in the Island Development Plan, the principal aim of which is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and

enhancement of Guernsey's built and natural environment and the need to use land wisely. Relevant policies will be addressed below in assessing the key issues.

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

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

Section 14 to Part IV of The Land Planning and Development (General Provisions) Ordinance, 2007, goes on to set out a number of additional material considerations that apply to protected monuments, of which the following is relevant:

- c) the opportunity that the development may afford to restore, enhance or improve the protected monument or its setting.

The development has been designed and positioned so as not to directly impact the adjoining protected monument and the design of the scheme, keeping the western element single-storey only, ensures the development does not adversely affect the setting of the protected monument in accordance with Policy GP6.

The application relates to the demolition of one dwelling and its replacement with one dwelling, which is not considered new housing. Replacement dwellings on a one for one basis must be assessed against Policy GP13 of the Island Development Plan, this is irrespective of the size of the existing or proposed replacement dwelling.

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 GP13 clearly sets out that a comparison should not be made between the impacts of the existing dwelling compared with the impact of the new and the Plan must balance public interest and individual choice but should protect and where possible enhance the built and natural environment. Outside of designated areas there is more flexibility with regard to new development. The application site is

located in an area where development is varied in terms of its height and design and the proposed dwelling has been designed to be lower in height than the existing (and approved) dwelling and will be located on a site that is capable of accommodating a dwelling of the size proposed.

The building has been broken down into different elements, with single-storey elements to the front rear and the flat roof design has been introduced to help reduce the height, scale and bulk of the building. There is no uniform design or palette of materials in the local area and there are examples of properties that incorporate cladding similar to that proposed in this case elsewhere along this section of the coast. This matter can also be controlled by planning condition with details of the proposed cladding supplied and agreed in writing by the Development & Planning Authority.

The site currently has large areas of hardstanding to both the front and side/west of the dwelling which will be replaced and removed, in part, in connection with the current proposal. The application drawings make reference to new hedge planting to the side/east boundary and a new front wall both of which will offer screening of the new permeable paving proposed. The design and layout of the private garden area to the rear would ultimately fall to the applicant/owner. An informative note can be placed on any permission to draw attention to the Strategy for Nature and the introduction of native species appropriate for this coastal environment.

It is concluded that the replacement dwelling proposed will not appear visually intrusive, out of keeping nor have an unacceptable adverse impact on the character or quality of the built environment or the character and amenity of the locality and therefore the aims of Policies GP13 and GP8 of the Island Development Plan have been satisfactorily addressed in this respect.

The dwelling remains set well back on the site, having regard to the position of other coast road properties to the east of the site but would now be pushed closer to the rear/south boundary than the previous approvals. The dwelling would be c. 6.7m in height, excluding angled solar panels shown to project above the eastern flat roof. The existing dwelling is currently situated tight to the rear boundary but the two-storey parts of the house are set c. 7.5m from the south boundary. As proposed, the western, two-storey element would be situated 3m from the south boundary whilst the eastern part would be c.6m. The scheme incorporates a large first floor roof terrace to the rear/south but enclosed by a 1.8m high timber clad wall (overall height c.4.5m) to maintain privacy to the occupiers of the adjoining terrace of cottages. Although the proposal would bring two-storey development closer to the front/north elevation of the adjoining terrace of cottages the design proposed has broken the building down into different elements in order to reduce its overall bulk and mass when viewed from these neighbouring dwellings.

Given that the proposed dwelling is situated to the north of the adjoining terrace of cottages it would be set sufficient distance from the south site boundary so as to ensure the dwelling will not result in overshadowing and loss of light to these adjoining

dwellings. With a lane to the east of the site, the dwelling will be set away from properties to the east and will not result in harm with regard to overshadowing.

The push of development towards the south site boundary would have some impact on outlook from these single-storey cottages however, the staggered rear elevation and lower timber privacy screen will ensure that the development will not have an unacceptable overbearing impact on the amenities of occupiers of these cottages.

The scheme has given consideration to the potential for overlooking and loss of privacy in terms of the internal layout of the accommodation, position of windows and doors and proposed privacy screens. Large areas of glazing are now proposed to the rear elevation, serving the first floor roof terrace which could impact on privacy to the adjoining cottages to the south however, a timber privacy screen would mitigate this harm and can be controlled by planning condition.

The scheme therefore accords with the aims of Policies GP8, GP9 and GP13 of the Plan in relation to the amenities, health and well-being of neighbours of the development.

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 scheme will alter the relationship of the property on this site to those dwellings in the immediate area but 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 application has been accompanied by a brief Waste Management Plan which is considered to be satisfactory in this case. The information is considered satisfactory to meet the aims of Policy GP9 in this respect and can be managed by planning condition.

The submission rates the new dwelling as being 'very good' when considering matters such as net zero operational and embodied carbon emissions, sustainable water cycle, sustainable land use and ecology, good health and well-being and sustainable life cycle costs. The scheme makes provision for permeable paving and solar panels, matters that can be controlled by planning condition to ensure the scheme, as constructed, offers enhanced sustainable design in line with Policy GP9. The provision of a garage also provides secure and covered cycle parking to enable occupiers to travel by alternative modes of transport. Having regard to the above, the scheme demonstrates how the scheme can incorporate sustainability measures and that it has been designed to take account the use of energy and resources and has regard to the location, orientation and appearance of the dwelling therefore Policy GP9 has been satisfied in this respect.

A green roof is proposed, a matter to be managed by condition to ensure that appropriate planting is carried out and maintained in the interests of the character and appearance of the area along with the completed appearance of the development.

The site is located in an area of archaeological importance therefore it is reasonable to consider imposing an informative note relating to buried archaeology on the site.

The replacement vehicular access and 1.4m high timber sliding gate proposed represent a good standard of design and will not have a detrimental impact on highway safety.

In view of the above it is concluded that the scheme accords with all relevant policies in the Island Development Plan and it is recommended that planning permission is granted for the replacement dwelling subject to planning conditions.

An informative note may be placed on the permission in relation to new planting and consideration of native species.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

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

Date: 18/06/2024