

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 extension and outbuilding, erect 1.5 storey and single storey extension, install dormer window and rooflight to north (rear) elevation, repair chimneys and roof covering, re-render and alter fenestration and internal alterations (Protected Building) (Revised Scheme).

LOCATION: Narrabri, La Biloterie Road, St. Saviour.

APPLICANT: Mr J Hibble

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: 11/12/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/06/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: g2a Architecture: 2795-01/C1a, /C2b & /C3a.

Application Ref: FULL/2024/0918

Property Ref: E008020000

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 removal of the existing, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement internal and external doors and windows shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear. Further information is required in order to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law(2005), and to achieve a high standard of design (Policy GP8).

5. For the avoidance of doubt, the existing granite wall which forms the west elevation of the existing back-kitchen shall be carefully deconstructed and rebuilt using the same stone and method of construction as the existing wall, in accordance with drawing no. 2795-01 C1a.

Reason - To avoid any ambiguity with the approved drawings, and to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

6. Prior to installation, a specification or sample for the patio shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear. Further information is required in order to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

7. Prior to construction of the extension, full details of the means by which the extension would be fixed to the eaves and north wall of the cottage and wing shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear. Further information is required in order to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

8. Prior to installation, the external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear. Further information is required in order to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

9. Prior to installation of the kitchen sink in the wing (as shown on drawing 2795-01 C1a), the route to be taken by drains shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear. Further information is required in order to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

10. All rooflights hereby approved shall be fitted flush with the roof plane in which they are positioned.

Reason - to preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

11. For the avoidance of doubt, no consent is conferred for removal of, or alterations to; the north window of the lounge, collar tie, bread oven, staircase, loft hatch and loft ladder, all situated in the main cottage, without prior written consent of the Authority.

Reason - To avoid any ambiguity of the permission granted, and to preserve the special interest of the protected building (Policy GP5 and the Law).

Expiry Date: This permission will cease to have effect on 11/12/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please note that the repair of the west boundary wall, chimneys, roofs and existing dormer window can be considered under Class 5 (Maintenance, repair, and minor alterations) of the Exemptions Ordinance (2023). However, should alterations go beyond 'repair' works, such as demolition, then further discussion and agreement must be had with the Authority, as this may require planning permission, and to ensure that the special interest of the protected building is preserved (Policy GP5 and the Law, 2005).

Your attention is drawn to the Animal Welfare (Guernsey) Ordinance 2012 and the local Strategy for Nature and the need to comply with their provisions. The existing building may be used by bats for roosting and nesting. Measures may therefore need to be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact Agriculture, Countryside & Land Management Services (ACLMS) for advice or to arrange a site visit.

Please note that should alterations be proposed to upgrade insulation in the floors and roofs of the main cottage and wing, then further discussion and agreement must be had with the Authority, as this may require planning permission, and to ensure that the special interest of the protected building is preserved (Policy GP5 and the Law, 2005).

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/2024/0918
Property Ref: E008020000
Valid date: 17/06/2024
Location: Narrabri La Biloterie Road St. Saviour Guernsey GY7 9QX
Proposal: Demolish extension and outbuilding, erect 1.5 storey and single storey extension, install dormer window and rooflight to north (rear) elevation, repair chimneys and roof covering, re-render and alter fenestration and internal alterations (Protected Building) (Revised Scheme).

Applicant: Mr J Hibble

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. Prior to removal of the existing, large scale drawings (1:20 elevations; 1:5 sections) of all new and replacement internal and external doors and windows shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear. Further information is required in order to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law(2005), and to achieve a high standard of design (Policy GP8).

5. For the avoidance of doubt, the existing granite wall which forms the west elevation of the existing back-kitchen shall be carefully deconstructed and rebuilt using the same stone and method of construction as the existing wall, in accordance with drawing no. 2795-01 C1a.

Reason - To avoid any ambiguity with the approved drawings, and to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

6. Prior to installation, a specification or sample for the patio shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear. Further information is required in order to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

7. Prior to construction of the extension, full details of the means by which the extension would be fixed to the eaves and north wall of the cottage and wing shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear. Further information is required in order to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

8. Prior to installation, the external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear. Further information is required in order to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

9. Prior to installation of the kitchen sink in the wing (as shown on drawing 2795-01 C1a), the route to be taken by drains shall be submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The information submitted is not clear. Further information is required in order to satisfactorily preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

10. All rooflights hereby approved shall be fitted flush with the roof plane in which they are positioned.

Reason - to preserve the special interest of the protected building to take into account Policy GP5 and the Law, and to achieve a high standard of design (Policy GP8).

11. For the avoidance of doubt, no consent is conferred for removal of, or alterations to; the north window of the lounge, collar tie, bread oven, staircase, loft hatch and loft ladder, all situated in the main cottage, without prior written consent of the Authority.

Reason - To avoid any ambiguity of the permission granted, and to preserve the special interest of the protected building (Policy GP5 and the Law).

INFORMATIVES

Please note that the repair of the west boundary wall, chimneys, roofs and existing dormer window can be considered under Class 5 (Maintenance, repair, and minor alterations) of the Exemptions Ordinance (2023). However, should alterations go beyond 'repair' works, such as demolition, then further discussion and agreement must be had with the Authority, as this may require planning permission, and to ensure that the special interest of the protected building is preserved (Policy GP5 and the Law, 2005).

Your attention is drawn to the Animal Welfare (Guernsey) Ordinance 2012 and the local Strategy for Nature and the need to comply with their provisions. The existing building may be used by bats for roosting and nesting. Measures may therefore need to be taken (including consideration of the timing of the works and provision to support wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact Agriculture, Countryside & Land Management Services (ACLMS) for advice or to arrange a site visit.

Please note that should alterations be proposed to upgrade insulation in the floors and roofs of the main cottage and wing, then further discussion and agreement must be had with the Authority, as this may require planning permission, and to ensure that the special interest of the protected building is preserved (Policy GP5 and the Law, 2005).

OFFICER'S REPORT

Site Description:

The application site comprises a traditional detached dwelling-house located to the north of La Biloterie. The building is sited parallel and at a short distance from the road, and is located towards the south-west corner of the site. All of the site is recognised as domestic curtilage.

The whole of Narrabri is protected, together with the detached outbuilding to the north. It is understood that the building dates to c.1680 with subsequent phases of development in the 18th and 19th centuries (McCormack, 2015).

McCormack also notes the presence of a 'back kitchen' (the stone-built ridged extension projecting from the rear) and that an oven has been removed. An oven has since been discovered within the main cottage. There are also ruins of megalithic walling to the east of the wing, which may have been foundations of a building, or an earlier house.

The property lies Outside of the Centres as designated on the Island Development Plan Proposals Map.

Planning permission was refused in 2023 to demolish extensions and outbuilding, erect single storey extension, install dormer window and rooflight to north (rear) elevation, install rooflights to south (front) elevation, repair chimney and roof covering, re-render and alter fenestration and make alterations internal alterations.

The reason for refusal was based on the following two factors:

"1.The development if approved would have a significant detrimental effect on the overall special interest of the protected building, by virtue of the partial demolition of the protected building. The proposal would be contrary to Policy GP5 (Protected Buildings) of the Island Development Plan.

2. The proposed flat roof extension is disproportionate to the size and proportion of the protected building by virtue of its mass and bulk and does not represent a 'high' standard of design as required for a protected building (Policy GP8). In addition, the introduction of an extension of this size would be at odds with the surrounding built environment to the north of La Biloterie Road, to the detriment of the character and appearance of the surrounding area. Consequently, the proposed design is sufficient to rebut the flexibility afforded to householders so that reasonable development aspirations can be met (Policy GP13). The development would be contrary to Island Development Plan Policies GP8 and GP13.”

Relevant History:

FULL/2022/1883	Demolish extensions and outbuilding, erect single storey extension, install dormer window and rooflight to north (rear) elevation, install rooflights to south (front) elevation, repair chimney and roof covering, re-render and alter fenestration and internal alterations (protected building).	Refused
----------------	---	---------

Existing Use(s):

Residential

Brief Description of Development:

A revised scheme has been submitted in attempt to overcome the reasons for refusal. For the avoidance of doubt, planning permission is sought to demolish an extension and outbuilding, erect 1.5 storey and single storey extension, install dormer window and rooflight to north (rear) elevation, repair chimneys and roof covering, re-render and alter fenestration and make internal alterations to the building.

The application is supported by a Statement of Significance and heat map of the special interest which give a brief history of the building, a description of the house, and explains the proposals.

The engineer's structural report (dated July 2023) submitted in support of the previous application (FULL/2022/1883) is resubmitted, unaltered, in support of this proposal. The application has been supported by a letter from Collas Crill which seeks to justify the proposal, and refutes the Authority's position with regards to the partial demolition of the protected building.

The floor plan of the proposed extension shows a kitchen, dining and living room, utility, family bathroom and a bedroom (no.3) on the ground floor, and a bedroom and en-suite on the first floor (no.4). The extension takes the form of a traditional

pitched roof extension to replace the existing 'back kitchen', projecting perpendicular off the original house, and a pitched roof extension, parallel to the cottage. Both proposed extensions and the main cottage, wrap around a new flat roof extension. Traditional materials are used on the proposed extension, where appropriate.

The application was deferred over the reconstruction of the back-kitchen, lime rendered walls, together with other matters for clarification.

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

GP5 Protected Buildings
GP8 Design
GP9 Sustainable development
GP13 Householder Development

Representations:

The Authority has received two representations from one party objecting to the original and revised proposal. Grounds for objection principally relate to the following issues:-

- Overlooking/inaccuracy of drawings submitted.
- Boundary, ownership, and maintenance dispute.

Consultations:

Agriculture, Countryside & Land Management Services (ACLMS):

"Pan tile roof, potential to support roosting bats. Suggest requirement for a bat survey is included."

Summary of Issues:

- Whether the extension and alterations would have a detrimental effect on the fabric of the protected building.
- Whether the design, scale, mass, siting, form and materials of the proposed development is acceptable.
- Whether the proposal would affect the character and appearance of the surrounding area.
- Whether the proposal would affect the amenities of neighbouring residents.

Assessment against:

- 1 - Purposes of the law.
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.
- 3 - General material considerations set out in the General Provisions Ordinance.

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

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

Policies directly relevant to the assessment of the application in relation to the protected building is Island Development Plan policy GP5. Furthermore, it is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting protected buildings, to secure so far as possible that the special historic, architectural, traditional or other special characteristics (including setting) are preserved. Policies GP8, GP9 and GP13 are also relevant.

Whether the extension and alterations would have a detrimental effect on the fabric of the protected building:

Policy GP5 (Protected Buildings) states that proposals to extend or alter a protected building will be supported where the development does not have an adverse effect on the special interest of the particular protected building or its setting.

The back kitchen, which consists of a clay tiled pitched roof extension to the rear of the property, together with the smaller lean-to roof extension which is to be demolished as part of this application.

The lean-to structure detracts from the special interest of the protected building and so its proposed demolition meets Policy GP5. The back kitchen is likely to be an 18th century structure (according to the Authority) which positively contributes to the special interest of the protected building. However, it is acknowledged that the structural engineer and McCormack (2015) indicated that the date of the back kitchen is likely to be 19th century, therefore the date of the back kitchen is disputed.

The Structural Report submitted states that the masonry of the back kitchen is capable of repair and retention, and therefore could be used as part of the development. It is also noted that some of the roof timbers are in need of replacement, and that the surveyor's recommendation is not to increase the load of the structure as there is no foundation.

As set out in the letter from Collas Crill, it is likely to be unviable to retain the back kitchen in its current state whilst upgrading of the roof, given that the proposed roof and timbers are likely to increase the loading on the wall, which in turn, is likely to require underpinning as there is no foundation and the base of the wall is very shallow. The potential underpinning of the wall is likely to make this aspect of the project unviable.

Despite the agent's letter, it is considered that the back kitchen is technically capable of repair, i.e. does not require significant rebuilding as the historic walls which make

up the majority of the back kitchen are capable of retention and positively contributes to the special interest of Narrabri as a whole.

In light of the amendments secured, the agent has shown that the back kitchen is to be reconstructed and will re-use the existing walling materials to reflect the original character and construction method (i.e. a solid granite wall). This is considered to strike a reasonable balance between carefully demolishing and rebuilding the back kitchen wall using the same materials and construction technique, whilst improving the thermal performance of the replacement back kitchen to meet modern standards by insulating the external wall internally, and laying an insulated floor slab. The roof of the back kitchen is to be finished in reclaimed pantiles, whilst the roof timbers are to be replaced, as substantiated by the Structural Engineer. The replacement back-kitchen will adopt a similar design and style to that of the existing structure and therefore seeks to preserve the special character and appearance of the protected building.

For the purposes of Policy GP5, the partial demolition of the back kitchen is considered a reasonable aspiration of the property owner that outweighs the harm when viewed in context with the positive alterations to the main cottage and wing.

Other works:

The demolition of the lean-to and outbuilding are also acceptable.

The agent has replaced the sand/cement pointing with liming pointing and lime wash to preserve the special interest of the protected building.

The new dormer and roof light on the north elevation is a reasonable aspiration of the property owner.

All other internal works are considered appropriate.

For the purposes of Policy GP5, the remaining internal and external works are considered a reasonable aspiration of the property, subject to appropriate conditions.

Whether the design, scale, mass, siting, form and materials of the proposed development is acceptable and whether the proposal would affect the character and appearance of the surrounding area:

Policy GP8 states that:

“Some parts of the Island are more sensitive to building design than others. Within Conservation Areas and where development relates to protected buildings or protected monuments and their settings, development will be expected to achieve a particularly high standard of design which should respect the character of the particular environment concerned.

This may result in either a contemporary or traditional approach to design but, whatever the chosen approach, new development in such circumstances should consider, without necessarily replicating, the scale, mass, detail and special interest of the surrounding built form to complement the local character.”

The design of the extension has been significantly altered in terms of its layout, scale, form and massing. Policy GP5 and GP8 give scope for either a traditional design approach or a contemporary design, but regardless of the style of design, the design must achieve a ‘high’ standard of design in order to respect the special characteristics and qualities of the protected building.

In this case, the combination of a replacement traditional pitched roof back-kitchen, and new pitched extension serving bedroom 3 and 4 which encompasses a contemporary flat roof structure is much improved when compared to the previous scheme (FULL/2022/1883).

The variation in forms, scales and designs helps to ‘break-up’ the overall mass of the extension, whilst resulting in an interesting and balanced approach that respects the sensitive nature of the site.

Moreover, the extension respects the rear building line of other properties that lie to the north of La Biloterie Road and therefore pays special attention to the rear built form and character of the surrounding area.

Based on the design, coupled with the extension being located to the rear of the building, the proposal will have a negligible effect on visual amenity and respects the character of the surrounding area. The style of design is acceptable under the relevant policies which respects the protected building, whilst enabling a degree of flexibility with regards to design matters to meet the reasonable aspirations of the property owner.

In light of ACLM’s consultation response, it is reasonable to advise that a bat survey is carried out through an informative.

The development complies with Island Development Plan Policies GP8 and GP13.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Whether the proposal would affect the amenities of neighbouring residents:

As set out in the previous decision notice, the utility and a family bathroom are located on the west boundary, so too is the proposed pitched roof extension serving bedroom 3 and 4.

The point made by the representation regarding the position of the window facing west is valid and is noted. In light of the amendments secured, the agent has omitted any windows facing towards the neighbouring property to overcome this concern.

When taking into account the size of the proposed extension in terms of its length, scale, mass and form, together with the orientation to neighbouring properties, it is recognised that the proposal is likely to result in a degree of shadowing and will be evident from the neighbouring property to the west. Although, the degree of harm is not considered to cause unacceptable to justify grounds for refusal when taking into account the design factors and relationship to the neighbouring property as set out above. The length, scale, mass and form, together with the orientation to the neighbouring property to the west, is not considered to cause undue harm.

Other matters:

In response to the representation received, any boundary, ownership and maintenance issues are not material planning considerations as defined in The Land Planning and Development (General Provisions) Ordinance, 2007), and therefore cannot be taken into account as part of this decision as they represent third party civil matters.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 10/12/24

