

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: Partially demolish, extend and subdivide existing dwelling (Dove Cottage) to create 2 dwellings and erect 6 dwellings with associated works and alter/widen vehicle access (revised).

LOCATION: Dove Cottage, Route De Cobo, Castel.

APPLICANT: Infinity Group Ltd

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 30/10/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/06/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Infinity Group: 115.GY PL-01A, 02, 03A, 04B, 05A, 06A, 07A, 08A & 09A.

Application Ref: FULL/2024/0961

Property Ref: D013890000

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 development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings and takes into account the risk of flooding.

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

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

Reason - To make sure that a landscaping scheme for the development is agreed in the interests of visual amenity.

6. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 5, 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 make sure that a landscaping scheme for the development is agreed in the interests of visual amenity.

7. Prior to the first occupation of any part of the development, the estate road which provides access to the adjoining land to the east shall be fully completed in accordance with drawing 115.GY PL-01A.

Reason - In the interests of comprehensive development and to ensure that the development of the site does not prejudice or inhibit the development of the remainder of the site forming part of the Bouverie Lane Development Framework.

8. Prior to the first occupation of any part of the development, the replacement bank and hedging forming the north boundary of Bouverie Lane shall be fully completed in accordance with drawings 115.GY PL-01A and 115.GY PL-07A.

Reason - In the interests of visual amenity and pedestrian safety.

9. The cill of all rooflights to the rear (north) elevation of unit 4 shall be set a minimum of 1.7 metres above the finished first floor level.

Reason - To protect the reasonable amenities of neighbouring residents.

10. No part of the development hereby permitted shall be used or occupied until a revised block plan detailing pedestrian access to all bicycle storage sheds has been submitted to and approved by the Authority and the bicycle storage sheds have been fully implemented.

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

11. Prior to the first occupation of any part of the development, the hereby approved flood mitigation measures shall be fully implemented in accordance with drawing 115.GY PL-01A.

Reason - To make sure that the development is resilient to the risk of flooding.

12. The solar panels shall not be installed until details of their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the solar panels, permeable paving and electric car charging points have been installed/completed/made operational.

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

13. 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.

Expiry Date: This permission will cease to have effect on 30/10/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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/2024/0961
Property Ref: D013890000
Valid date: 12/06/2024
Location: Dove Cottage Route De Cobo Castel Guernsey GY5 7HD
Proposal: Partially demolish, extend and subdivide existing dwelling (Dove Cottage) to create 2 dwellings and erect 6 dwellings with associated works and alter/widen vehicle access (revised).

Applicant: Infinity Group Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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

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

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

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 development, including site works, shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings and takes into account the risk of flooding.

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

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

Reason - To make sure that a landscaping scheme for the development is agreed in the interests of visual amenity.

6. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 5, 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.

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7. Prior to the first occupation of any part of the development, the estate road which provides access to the adjoining land to the east shall be fully completed in accordance with drawing 115.GY PL-01A.

Reason - In the interests of comprehensive development and to ensure that the development of the site does not prejudice or inhibit the development of the remainder of the site forming part of the Bouverie Lane Development Framework.

8. Prior to the first occupation of any part of the development, the replacement bank and hedging forming the north boundary of Bouverie Lane shall be fully completed in accordance with drawings 115.GY PL-01A and 115.GY PL-07A.

Reason - In the interests of visual amenity and pedestrian safety.

9. The cill of all rooflights to the rear (north) elevation of unit 4 shall be set a minimum of 1.7 metres above the finished first floor level.

Reason - To protect the reasonable amenities of neighbouring residents.

10. No part of the development hereby permitted shall be used or occupied until a revised block plan detailing pedestrian access to all bicycle storage sheds has been submitted to and approved by the Authority and the bicycle storage sheds have been fully implemented.

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

11. Prior to the first occupation of any part of the development, the hereby approved flood mitigation measures shall be fully implemented in accordance with drawing 115.GY PL-01A.

Reason - To make sure that the development is resilient to the risk of flooding.

12. The solar panels shall not be installed until details of their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the solar panels, permeable paving and electric car charging points have been installed/completed/made operational.

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

13. 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.

OFFICER'S REPORT

Site Description:

The application site comprises of a traditional detached cottage and its associated garden. The dwelling faces towards and is set back approximately 17 metres from the highway, Route de Cobo, and is set behind the building line of neighbouring properties fronting onto the highway. There is a vehicular access onto the highway within the front roadside boundary which also provides access to a public path, Bouverie Lane which connects Route de Cobo with Rue de Bouverie.

The site is located to the north of Route de Cobo and is within and at the southern edge of the Cobo Local Centre. The site is surrounded by residential properties. The majority of the application site (approximately 85%) is identified as being within a flood risk area, varying from a 1:10 to a 1:250 year level of risk.

Relevant History:

19/10/2023 – FULL/2023/1079 – Permission granted to erect 5 dwellings with associated landscaping and parking and alter/widen vehicle access (Revised Scheme).

22/06/2022 – FULL/2022/0018 – Application refused to erect 5 dwellings with associated landscaping and parking and alter/widen vehicle access.

August 2019 - Bouverie Lane Development Framework adopted as Supplementary Planning Guidance.

Existing Use(s):

Residential use class 1: dwelling house

Brief Description of Development:

Planning permission was originally requested to erect 6 dwellings comprising of 5, three bedroom dwellings and 1, two bedroom dwelling. The dwellings would be erected to the north and east of the existing dwelling, which would be retained albeit with the east wing being partially demolished.

During the course of consideration the application was deferred partly due to concerns about the mix and type of dwellings, the size of external amenity spaces and the impact on the amenities of neighbouring residents. Amended plans were subsequently submitted which sought to address the concerns raised and involved a revised scheme to create 8 dwellings. The revised development involves erecting 6 new build dwellings comprising of 4, three bedroom dwellings and 2, two bedroom dwellings, and to sub-divide the existing dwelling to create a 4 bedroom dwelling and

a 2 bedroom dwelling. The dwellings would be erected to the north and east of the existing dwelling with the dwellings arranged around an access road which also provides access to the land to the east. The subdivision of the existing dwelling involves erecting single storey extensions and dormer windows to the rear and the partial demolition of the east wing. The existing vehicular access would be widened to serve the proposed dwellings and a parking area would be created to the front of the existing dwelling.

The dwellings are proposed to be of a 1½ storey design with flat roof zinc clad dormer windows to the front and rear and they would be finished with smooth rendered and vertical composite timber clad walls, uPVC fenestration and slate roofs.

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

Policy LC2: Housing in Local Centres

Policy GP1: Landscape Character and Open Land

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP10: Comprehensive Development

Policy GP18: Public Realm and Public Art

Policy IP6: Transport infrastructure and support facilities

Policy IP7: Private and Communal Car Parking

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

Two representations were received in response to the original application, the main points are as follows:

- Overdevelopment of the site.
- Loss of green space.
- Road safety and traffic management concerns with access onto Route de Cobo in close proximity to a bus stop, filter and it forms the start of a green lane.
- Road safety and traffic management concerns from construction traffic.
- The layout does not provide access to the neighbouring land to the east for potential future development. Requests that a clear unrestricted access is provided and condition 9 from application FULL/2023/1079 is applied.
- One representation largely supports the application which is stated as being a vast improvement on the previously approved scheme.

Three representations were received in response to the revised application, the main points are as follows:

- Overdevelopment of the site.
- Road safety and traffic management concerns with access onto Route de Cobo.

- Concerned that the proposal will block access to the neighbouring land to the east for potential future development. Requests that access to the land to the east is not temporarily or permanently blocked and condition 9 from application FULL/2023/1079 is applied.
- One objection was received regarding overlooking from the rear windows of unit 4 and the impact on the privacy of the neighbouring property.

Consultations:

Agriculture, Countryside and Land Management Services, 12/07/2024

“No landscaping detail and proposed fencing is a solid physical barrier which will reduce connectivity. Suggest this is altered to allow connectivity to non-avian species”.

Traffic and Highway Services, 21/04/2022, in response to application FULL/2022/0018

“A site visit has been carried out to determine how the changes to the roadside boundary under this application would affect both road safety and traffic management in the area. Previous commentary from Traffic and Highway Services in respect of this site, and in particular the access has highlighted the restrictions due to the single vehicle width access and the resultant sub-standard sightlines of a vehicle egressing.

Under this application, the plans supplied show the access would be widened at the carriageway, and the existing wall that forms the boundary of the front garden of Dove Cottage removed.

The effect of these two significant changes are essentially threefold:

1. The widening of the access at the carriageway enables a much wider visibility splay to a driver egressing. Whereas the existing sightlines are significantly sub-standard (in the order of 5-8m) in the direction of both oncoming and approaching vehicles, this application would result in the sightlines in both directions being very close to the recommended standards. As such the road safety concerns associated with the current access would be mitigated under this application.
2. The removal of the garden boundary wall (within the site) would enable vehicles to pass each other off the carriageway. The existing single vehicle track has resulted in a vehicle turning in, meeting a vehicle in the track, and then reversing back onto the carriageway. Coupled with the sub-standard sightlines, this manoeuvre results in a significant road safety concern at this site currently, and again Traffic and Highway Services considers that the changes under this application would mitigate this concern.
3. Similarly to point 2, there is a minor traffic management issue associated with the existing access whereby because vehicles cannot currently pass each other off the carriageway, a driver waiting on the carriageway for another vehicle to egress, before the driver can enter the site, does result in a minor

traffic management issue. Albeit, that this is occurring away from the junction and unlikely to delay drivers for more than a few seconds, Traffic and Highway Services again considers that the changes under this application mitigate this slight concern.

Therefore, Traffic and Highway Services would support the application in its current form, due to the improvements to road safety at this location, and do not consider that the scale of development or likely use of the access will result in a traffic management concern”.

Summary of Issues:

The main issues in deciding this application are:

1. The principle of housing development on this site.
2. Whether the proposal constitutes comprehensive development.
3. Design and impact of the development on the appearance and character of the area.
4. The impact of the development on the amenity of people living in the area.
5. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
6. Road safety and traffic management.

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).**

Planning permission was granted to create a residential clos of 5 dwellings to the rear of the existing dwelling in October 2023 (FULL/2023/1079). This current application is for a revised development involving a clos of 6 dwellings to the rear of the existing dwelling and the subdivision and extension of the existing dwelling to form 2 dwellings.

The principle of housing development on this site

As set out in Policy LC2, the Island Development Plan is required to provide limited opportunities for housing development in Local Centres to enable community growth and to reinforce them as sustainable centres but requires that the scale of such development does not undermine the aims and objectives for the Main Centres. The site is located within the Cobo Local Centre and is not identified as Important Open Land. As such Policy LC2 supports proposals for housing where the scale is appropriate to the centre concerned; where able to accommodate a variety of dwellings the proposal provides an appropriate mix and type of dwellings; and the proposal accords with other relevant policies of the Island Development Plan.

A Development Framework was approved in August 2019 for the residential development of the site and it anticipated that there could be scope for approximately 5 to 7 dwellings on the site, with the actual number dependent on the details of the proposal and whether the existing dwelling is retained. As a result, in principle the residential development of the site is supported and the scale and density of the proposed development could be appropriate to the Cobo Local Centre.

With regards to the mix and type of dwellings proposed, the proposal to create 1, four bedroom dwelling, 4, three bedroom dwellings and 3, two bedroom dwellings would partially meet current housing need. The proposal does not fully align with the current requirements for the mix and type of dwellings which has a focus on 2 bedroom dwellings. However, taking into account the size of the existing dwelling, the mix and type of dwellings approved under the previous scheme in October 2023 (FULL/2023/1079), the scale and nature of neighbouring properties and the character of the surrounding area, the proposal is considered to broadly reflect current housing need and is appropriate in this instance.

Whether the proposal constitutes comprehensive development

Policy GP10 sets out that it is vital that in considering proposals for development that the most effective and efficient use is made of the finite land resource available on the Island. The Policy goes on to state that:

“In considering proposals for development the Authority will take into account the need for individual proposals to conform to a comprehensive scheme for the whole site or area in order to make the most effective and efficient use of the land.

Proposals will not be supported where their implementation in isolation would compromise the most effective and efficient use of land”.

Section 8.2 of the approved Development Framework for this site states that *“any development proposal must involve a comprehensive scheme for the whole of the site to make the most effective and efficient use of the land. The density and form of development shall be designed to integrate well with the overall character of the surroundings”.*

The application involves approximately 80% of the Development Framework site area and does not include a neighbouring parcel of land to the east. However, the layout of the access road for the clos could serve the land to the east and the layout of the development would enable the development of approximately 2 further dwellings on the land to the east which would result in the entire site being developed in a comprehensive manner to form one coherent development. The two metre deep planter at the eastern end of the access road could easily be removed should the land to the east be brought forward for development in the future. The proposal constitutes an effective and efficient use of land and would not prejudice or inhibit the development of the remaining section of land to the east which forms part of the Development Framework site area, in accordance with Policy GP10.

Design and impact of the development on the appearance and character of the area

The layout and form of the proposed dwellings creates a coherent residential clos. The proposed dwellings incorporate multi-storey units of 1½ storeys, which is encouraged by Policy GP8 and the approved Development Framework as a means of making a more efficient use of land, and would respect the heights and proportions of neighbouring development. As a whole, the general appearance and composition of the proposed buildings are acceptable, as are the materials and layout of the public realm.

The application site is within the Cobo Local Centre in an area that is built-up with both ribbon development along highways and small clos creating backland or infill developments to the rear. The site comprises of the dwelling Dove Cottage and its garden and is bounded to the south by Bouverie Lane but it is not designated as Important Open Land. The proposed clos situated to the rear (north) and side (east) of the existing dwelling Dove Cottage and infilling an otherwise built up area is therefore consistent with the character and pattern of the built development in the area.

The existing dry stone wall and planting along the south boundary, bordering Bouverie Lane, is proposed to be replaced with a low bank and hedging with a pavement formed at the western end linking Bouverie Lane with Route de Cobo. Together with the layout of units 1 to 3, with the rear gardens backing onto Bouverie Lane, this will respect the character and appearance of Bouverie Lane and it will enhance the public realm through the improvements to accessibility to Route de Cobo. Soft landscaped boundaries and planters are indicated along the clos road. The character and appearance of the site could be further enhanced with the addition of trees, such as to the front of Dove Cottage adjacent to the site entrance and in planters along the clos road, this can be dealt with by condition through the submission of a comprehensive landscape scheme.

In summary, the proposed development achieves a satisfactory standard of design and would have no significant adverse effects on the character and appearance of the area, in accordance with Policy GP8 and the approved Development Framework.

The impact of the development on the amenity of people living in the area

The site is bounded by residential properties on all sides. The limited depth of rear gardens and the close proximity of the dwellings to neighbouring residential boundaries does result in some overlooking of neighbouring properties. However, first floor windows on units 1 to 3 would be set back between 8m and 9m from the rear boundary of neighbouring properties and together with the layout of the neighbouring properties, including 23m plus long gardens and sheds/outbuildings at the ends of the gardens, this would minimise the degree of overlooking. Unit 4 has been designed with high level rooflights to the rear elevation which would be sufficient to prevent overlooking of the neighbouring property. First floor windows to the rear elevation of units 5 and 6 would be set back approximately 9m from the neighbouring residential boundary and face towards an area of the neighbouring property which is relatively detached from the neighbour's dwelling and does not

appear to form an overly sensitive or private section of the neighbour's property and has in recent times been used for parking. The west elevation of unit 6 includes no windows facing towards the neighbours property. The siting of unit 6 and its close proximity to the neighbouring property to the west would cause some shading and loss of outlook for the neighbouring property but the impact is unlikely to result in a material adverse effect on the amenities of the neighbouring residents.

Due to the layout and scale of the development and the likely modest number of vehicle movements, the proposal is unlikely to have any significant adverse effects on neighbouring amenities resulting from noise and disturbance from vehicles.

In summary, due to the limited depth of gardens and the close proximity of the proposed dwellings to neighbouring boundaries, the proposed development will have some adverse effects on the amenities of neighbouring residents. However, the siting of the dwellings and their design, including the positioning of first floor windows and the use of high level rooflights, indicates that some consideration has been given to the impact of the development on neighbouring properties and the proposed measures will reduce the degree of potential adverse effects. On balance, the proposed development is unlikely to have a material adverse effect on the amenities of neighbouring residents.

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

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

The proposed dwellings all exceed the Guernsey Technical Standards minimum internal space standards and the best practice minimum internal space standards which are published on the Authority's website. All of the proposed dwellings are dual aspect, incorporating south facing windows and would benefit from good levels of daylight and sunlight. The privacy of units 1 to 5 would be good. Unit 6 would be partially overlooked by a neighbouring dwelling to the west but the layout of the property ensures that the dwelling itself and the rear garden maintains an adequate level of privacy. The rear gardens and elevations of units 7 and 8 would be partially overlooked by the first floor windows of unit 6 which would adversely affect the level of privacy that these properties would enjoy. All of the dwellings have access to small gardens with some of limited quality, but when combined with the access to nearby public open space along the coast at Cobo and at Le Guet, the provision of outdoor space would be adequate for the type and nature of the dwellings that they would serve. Overall despite some deficiencies, particularly regarding the privacy of units 7 and 8, the proposed dwellings are likely to provide an adequate living environment.

Road safety and traffic management

The comments of Traffic and Highway Services on a previous application, which included a similar designed access onto Route de Cobo, are set out in full above. Traffic and Highway Services supported the previous application and concluded that the design of the access would result in improvements to road safety when compared to the existing situation, by virtue of improvements to sightlines and the ability for vehicles to pass each other at the entrance, and they did not consider that the scale of the development or likely use of the access will result in any significant traffic management concerns.

The revised application including a modest increase in the number of dwellings on the site would not fundamentally change the above conclusions and the proposal is unlikely to result in any significant road safety or traffic management concerns.

There are no set standards for car parking within Local Centres. The proposed dwellings would have 2 on-site car parking spaces which is proportionate to the type and nature of the dwellings in this Local Centre location. All of the dwellings include a small shed which is proposed to be used for bicycle storage. However, units 4, 5, 6 and 8 do not provide pedestrian access to the sheds and revised details will be required to indicate this, this could be dealt with by condition. Subject to a condition to resolve the access to the bicycle storage sheds, the proposal accords with Policies IP6, IP7, IP9 and the adopted Parking Standards.

Other matters

Policy GP9 is wide-ranging and includes requirements for sustainable design and construction with reference to the design, layout and orientation of buildings, flood risk and surface water run-off, renewable energy, the use of materials and the management of waste. Information has been submitted to indicate that the thermal efficiency of dwellings has been considered including the orientation and the size of openings. All of the new build dwellings include solar panels and electric car charging points and the agent advises that permeable paving will be used as part of a Sustainable Drainage System. A Waste Management Plan has been submitted detailing how waste is to be minimised and managed.

The majority of the application site is located within a 1:10 to 1:250 year flood risk area. To address the potential flood risk the agent advises that flood barriers to the south and west boundaries will be created with the erection of low walls and a removable flood barrier will be installed at the site entrance. In addition, the dwellings will be increased in height by between 200mm and 500mm depending on location and existing ground levels. Overall the layout and form of the development and the information submitted is sufficient to demonstrate that the development has been designed to take into account the use of energy and resources and has been designed to be resilient to flooding, in accordance with Policy GP9.

The layout and ground floor facilities of the dwellings are sufficient to demonstrate that the development provides adequate accessibility and offers flexible and adaptable accommodation, in accordance with Policy GP8.

The site is not identified as an area of biodiversity importance. The proposed soft landscaping has the potential to provide some mitigation for the loss of the existing garden and the redevelopment of the site is unlikely to have a significant adverse effect on biodiversity.

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

It is recommended that the application is approved, subject to conditions.

Date: 23/10/2024