

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: Change of use of agricultural land to domestic garden (1,506sqm).

LOCATION: La Rocque, Rue de la Rocque, Torteval.

APPLICANT: Mr & Mrs Legg

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

Date of Grant of Permission: 12/12/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/08/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 7717-02B1, B2 & Biodiversity Statement (entitled 2020 strategy for nature).

Application Ref: FULL/2024/1413

Property Ref: G003960000

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.The landscaping scheme shall be fully completed, in accordance with the Biodiversity Statement (entitled 2020 Strategy for Nature) and as per the details as shown on the approved plan (ref: 7717-02 B2), in the first planting season following the completion of, or first occupation (whichever is the sooner) of the dwelling (as approved under application ref: FULL/2023/0979) with which this land will be associated with. 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 that the development provides adequate and appropriate biodiversity enhancements in line with the aims of the adopted Strategy for Nature, 2020.

5.Planning permission is hereby granted for a change of use of the land into residential garden area only and not for the storage of any soil/spoil or for the change in the land level of any part of the application site.

Reason - To define the permission for the avoidance of any doubt and to ensure that the development takes the form hereby permitted.

6.Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)c of this condition that any remediation scheme required and approved under the provisions of subsection (i)c of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)c of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

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

ADVICE AND OTHER REMARKS:-

With reference to condition 6 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

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/2024/1413
Property Ref: G003960000
Valid date: 15/08/2024
Location: La Rocque Rue de la Rocque Torteval Guernsey GY8 0PH
Proposal: Change of use of agricultural land to domestic garden (1,506sqm).

Applicant: Mr & Mrs Legg

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. The landscaping scheme shall be fully completed, in accordance with the Biodiversity Statement (entitled 2020 Strategy for Nature) and as per the details as

shown on the approved plan (ref: 7717-02 B2), in the first planting season following the completion of, or first occupation (whichever is the sooner) of the dwelling (as approved under application ref: FULL/2023/0979) with which this land will be associated with. 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 that the development provides adequate and appropriate biodiversity enhancements in line with the aims of the adopted Strategy for Nature, 2020.

5. Planning permission is hereby granted for a change of use of the land into residential garden area only and not for the storage of any soil/spoil or for the change in the land level of any part of the application site.

Reason - To define the permission for the avoidance of any doubt and to ensure that the development takes the form hereby permitted.

6. Please note this is one condition with multiple sub-sections:

(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)c of this condition that any remediation scheme required and approved under the provisions of subsection (i)c of this condition has been implemented fully in

accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;
- b) photographs of the remediation works in progress;
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)c of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

INFORMATIVES

With reference to condition 6 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

OFFICER'S REPORT

Site Description:

The application site previously comprised a detached single storey dwelling with a large outbuilding to the east and a greenhouse to the west. The dwelling has recently been demolished and a replacement dwelling is currently under construction following the grant of planning permission ref: FULL/2023/0979.

Surrounding the site, the area comprises residential dwellings of mixed building type and design to the north and east, with open agricultural land to the south. The site has a pedestrian access from the property onto Rue De La Rocque to the north and a vehicular access to the east.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2024/0139	Erect shed to south boundary.	Granted 06/03/2024
FULL/2023/0979	Demolish existing dwelling, glasshouse and outbuilding, erect replacement dwelling with associated landscaping and parking.	Granted 05/10/2023

Existing Use(s):

Residential – Use Class 1
Agriculture – Use Class 28

Brief Description of Development:

Planning permission is sought for a change of use of a section of agricultural land circa 1,506m² to domestic garden

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

Island Development Plan policies:

OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas
GP1: Landscape Character and Open Land
GP15: Creation and Extension of Curtilage

Representations:

Two letters of representation were received one objecting to the scheme and one not objecting but raising clarification on certain points. The grounds for objection are summarised as follows:

- As part of the application for the replacement dwelling a stipulation was on the permission for a suitable bank or hedge to be planted to delineate the agricultural land from the domestic garden;
- In arriving at this decision the Authority must have felt that this part of the site should be preserved with its agricultural status to preserve its rural nature;
 - o This was a sensible and proportionate stance that should be maintained;
- Whilst it is accepted that this land would not be used for active agricultural purpose per se its status as agricultural land would ensure that it remains rural;
- If it is rezoned as domestic garden area there is little protection against further development afforded to it going forward;
- The creation of bug hotels and planting of fruit trees might give the nod to the biodiversity policy but in reality, if granted permission the site could easily be developed further without formality if the owner wished;
- Swimming pools, garden rooms, office/annex buildings could be built on the site losing any rural aspect and leading to the further encroachment to the built environment;
- The nature of development at this site to date does not engender any feeling that the current agricultural part of the site would be treated sensitively;
 - o Do date earthbanks that surrounding the site have been undermined and left to collapse in to the road, not cut back in line with the yearly requirements and the hedge replanted with Euonymous hedging not native to Guernsey;
- The agricultural area has been spoilt with diggers driving over it and was piled high with shale and spoil from groundworks;
- No protection has been afforded to the agricultural part of the site during construction works, to prevent harm to it;
- The application suggests that if granted the area would be grassed with only periodic mowing which could be the case if it is left to agricultural land;
- On a more general point concern is raised to the amount of agricultural land that is being lost and that there is a trend to change the use of land to the side of properties when in time this land will be used for tennis courts, swimming pools etc.
- Torteval is one of the few remaining truly rural parishes in the Island and every effort should be made to preserve its agricultural status.

The grounds for clarification are summarised as follows:

- No objection is raised, but concerns are over certain aspects of the design;
- The site post works should be reduced to its previous height 2m above the height of the lane at the western end;
- A covenant should be put in place that restricts future development on this land for other domestic dwellings or associated structures.

Consultations:

The Office of Environmental Health and Pollution Regulation (OEHPR)

"I have reviewed the proposed plans for La Rocque which were received by email on 4th September 2024 and there are a number of issues of concern that I must raise. I am concerned for contaminated land on the site as a result of its historic use. Firstly, due to the heated greenhouses that were present on the site and the two tanks detailed on historic maps that may have given rise to hydrocarbon contamination. Secondly, I would be concerned for the historic agricultural/horticultural industrial use of these greenhouses and potential for persistent pesticides to remain in the soil and heavy metal contamination. Overall, with the change of use suggested such a fruit trees and a biodiverse landscape these contaminants may bioaccumulate in the fruit trees or affect wildlife. As such, I am inclined to recommend that a fully contaminated land condition be applied to the development.

Potential Land Contamination:

Please note this is one condition with multiple sub-sections:

- *(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:*

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)c of this condition that any remediation scheme required and approved under the provisions of subsection (i)c of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a) as built drawings of the implemented scheme;*
- b) photographs of the remediation works in progress;*
- c) certificates demonstrating that imported and/or material left in situ is free from contamination.*

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i) c. of this condition”

Informatives/Advice Notes

With reference to condition X a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Discovery Strategy

- If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.*

Summary of Issues:

The key issues in this case relate to the principle of the proposed change of use of land and its potential impact on the character and appearance of the locality and any impact on the amenities of residential properties.

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 IDP recognises that agriculture plays a relatively small part in Guernsey's economy but is valuable for its land management function protecting and enhancing the countryside and providing visual access to open space.

The Strategic Land Use Plan requires a balance to be made between the protection of land for agriculture for the industry's current and future needs and recognising the role it plays in countryside management with ensuring land is available to meet other legitimate development requirements. The Island Development Plan has therefore identified large areas of contiguous agricultural land, and other areas well related to established agricultural operations, which represent Guernsey's most valuable agricultural land. These have been identified as Agriculture Priority Areas (APA). The site the subject of this report is situated outside of the APA.

Policy OC5(B) supports development which would result in the loss of agricultural land where the proposed new use accords with all other relevant policies of the IDP. This together with policies GP1 and GP15 are assessed below.

The application proposes to change the use of a section of the site immediately to the west of the existing dwelling equating to a total area of circa 1506m². The land in question is enclosed by a mixture of trees and hedgerows to the south and west, and earthbanks and hedges to the north and east. Rue De La Rocque separates the land from residential properties to the north and east. Although not situated within the APA, the land is situated adjacent to APA land immediately to the south. The comments from the representors relating to the fact that this land could be used for agricultural use are noted. However the area of land is well associated with the existing dwelling, the surrounding land is in separate ownership and the site does not form part of an existing agricultural holding. The outer boundaries of the site are clearly defined and the application does not require any established boundary features to be removed in connection with the change of use of the land. The land in question does not have an agricultural access and is accessed across the residential land to the east. To create an agricultural access would involve the loss of an established boundary feature. The topography of the land also slopes from east to west with the western portion dropping towards the road. In this instance, although a section of agricultural land will be lost, for the reasons referred to above, and given its location outside of the APA the balance would not be towards protecting this land for agricultural purposes.

With regard to the impact on neighbouring properties, the proposal involves a change of use of an area of land to be included and managed as part of the residential curtilage. Given the location of the land in relation to neighbouring residential properties, that a road separates the land from the neighbouring properties and that the properties are set back circa 10m from the road, the proposed change of use would not of itself have an adverse impact on or affect their amenities.

The site is not located within an Area of Biodiversity Importance but has been accompanied by a landscaping drawing to show Biodiversity enhancements across the site including details of maintenance, in line with the adopted Strategy for Nature. It is recommended that should planning permission be granted a condition be included to ensure that these are implemented in a timely manner.

Based on the above, it is considered that the change of use would accord with Policy GP15 a)- e) and provided that the proposal accords with all other relevant policies of the IDP the principle of change of use to domestic curtilage is considered to be acceptable in this particular location.

Although the site is undeveloped, the comments from the representors regarding the future development potential of the site and that structures not requiring planning permission could be built on the site are noted. Whilst there are a number of different types of development which do not require planning permission within domestic curtilages, as set out in The Land Planning and Development (Exemptions) Ordinance, 2023 as amended (2024), given that a highway surrounds the site to the north, east and west, those Exemptions that have the potential to affect the

openness of the surrounding area (such as extensions, outbuildings, sheds, garages, swimming pools etc) would not apply. Should the applicant intend to construct such structures in the future, then a further planning application would be required and any impact on the openness and landscape character, together with any potential impact on the amenities of neighbouring properties would be fully assessed as part of an application. It is considered therefore that the removal of Exemptions rights by condition would not be necessary in this particular instance. With regard to the request to enter into a Planning Covenant, to protect this land from a further dwelling being built on the site this is protected by policy OC1 of the IDP. As referred to above ancillary residential development ancillary to the main dwelling would need to be assessed as part of a planning application. The requirement for a covenant would be both unreasonable and unjustified in this instance.

In view of the above it is considered that the proposal would accord with the aims of Policy GP1 of the Island Development Plan.

As referred to by the representors and as noted on site during the site visit large mounds of soil from the building works in association with the replacement dwelling (granted permission under ref: FULL/2023/0979) are stored on the land the subject of this application. This did not form part of the previous planning permission nor has permission been granted for the storage of such items, or for the alteration of the level of any of the land the subject of this application. This is being investigated by planning enforcement and should planning permission be granted, a condition should be included to make the applicant fully aware that permission is only granted for the change of use of the land and not for the storage of soil, or for any alteration to the level of the land.

The comments raised by the representor relating to the condition that was included on the original permission for the replacement dwelling (FULL/2023/0979) for an earthbank or hedge to be planted/constructed to delineate that site from the agricultural land are noted. However, given that the extension of the curtilage as now proposed for the reasons specified above satisfies the relevant planning policies, this would override any previous requirement or justification for the original condition.

For the reasons referred to above and subject to the recommended conditions, the proposal complies with the relevant policies of the IDP and it is recommended that planning permission be granted.

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, buildings or sites.

Date: 10/12/2024

