

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 building containing 3 flats, erect replacement building for 3 flats and a single-storey detached dwelling with associated works.

LOCATION: Fosse House, Fosse Andre, St. Peter Port.

APPLICANT: Mr V Wiltshire

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: 23/10/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/09/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH Architectural Technologist: VW-22-1106-02A, 03B, 04A

Application Ref: FULL/2024/1451

Property Ref: A102280000

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.

5. 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.

6. Prior to any demolition a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

I. A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)

II. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site

III. Details of hours of construction including all associated vehicular movements

IV. Details of the construction compound

V. A plan showing construction traffic routes

The construction shall be carried out in accordance with the approved CEMP.

Reason - To protect the amenities of surrounding residential neighbours.

7. All new or replacement windows in the front elevation of the building containing three flats shall be of vertical sliding sash design and method of opening.

Reason - To preserve the character and appearance of the Conservation Area.

8. Prior to the commencement of any work in connection therewith details of the:

a) Door canopy/surround to the building containing three flats;

b) Roof parapet details for the building containing three flats;

c) Shed to serve unit 4;

d) Elevation details of the bike and refuse store for the flats.

e) solar panels serving unit 4

have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and the shed and bike/refuse stores (c and d.) shall be erected prior to the unit they serve being first occupied.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the development not have any adverse impact on the character of the area and to provide occupiers with the opportunity to travel by alternative modes of transport to the car.

9. No development shall begin on site until precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, have been submitted to and agreed in writing by the Authority.

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

10. No occupation of the new dwelling shall begin until the 'green roof' has been completed in accordance with the details agreed under the above condition. It shall then be maintained in accordance with the management and maintenance plan agreed under the above condition.

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

11. The 1.8m high fence and gate between the amenity space serving the building containing flats and unit 4 shall be erected prior to unit 4 being first occupied.

Reason - In the interests of residential amenity.

12. The development hereby permitted shall be constructed in accordance with section 2.8 of the covering letter from James Le Gallez dated 26/07/2024 and in accordance with the details shown on the approved plans regarding solar panels and permeable hardstanding. There shall be no occupation unit 4 until the solar panels to serve it has been installed and made operational.

Reason - In the interests of sustainable development.

13. The three second floor windows in the north elevation of the main house, as shown on drawing VW-22-1106-03A, and serving the open plan kitchen/living space and bathroom to unit 3 shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and thereafter retained at all times.

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

Expiry Date: This permission will cease to have effect on 23/10/2027 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/2024/1451
Property Ref: A102280000
Valid date: 13/09/2024
Location: Fosse House Fosse Andre St. Peter Port Guernsey GY1 2DX
Proposal: Demolish building containing 3 flats, erect replacement building for 3 flats and a single-storey detached dwelling with associated works.

Applicant: Mr V Wiltshire

RECOMMENDATION - Grant: Planning Permission with Conditions:

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- b) Roof parapet details for the building containing three flats;
- c) Shed to serve unit 4;
- d) Elevation details of the bike and refuse store for the flats.
- e) solar panels serving unit 4

have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and the shed and bike/refuse stores (c and d.) shall be erected prior to the unit they serve being first occupied.

Reason - The information provided with the application does not include full details of the proposed feature(s). This condition is imposed to make sure that the development not have any adverse impact on the character of the area and to provide occupiers with the opportunity to travel by alternative modes of transport to the car.

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

OFFICER'S REPORT

Site Description:

Fosse House is a two-storey traditional building with pitched roof and dormers. The building has been extended to the rear and is currently divided into flats. The garden serving the site is situated to the north and is staggered so that it sits behind the neighbouring property. The site does not benefit from off-road parking and is situated close to the junction of Fosse Andre, La Couture, Collings Road and Rozel Road.

Ayzac (formerly Tryfan) is a detached dwelling to the east of the site where permission has been granted and work has commenced on the construction of an extension to its west, adjacent to the east site boundary. Residential properties are situated to the southwest, west, north and east of the site whilst to the south is an area of Important Open Land.

The site is located in the Main Centre Outer Area and a Conservation Area. Fosse House is a pre-1900 building.

Relevant History:

Pre-application advice was sought in relation to the erection of a dwelling to the rear of the site.

FULL/2023/0972 - Demolish existing building containing 3 flats, erect replacement building with 3 flats and detached dwelling to north of site with associated store, bike and bin store, landscaping and alter pedestrian accesses – refuse. Height, bulk

and relationship with the existing adjoining dwelling would result in an unacceptable degree of overshadowing and loss of sunlight to the south garden area.

FULL/2024/0243 - Demolish existing building containing 3 flats, erect replacement building with 3 flats and detached dwelling to north of site with associated works and alter pedestrian accesses (revised scheme) – refused. Height, bulk and relationship with the existing adjoining dwelling would result in an unacceptable degree of overshadowing and loss of sunlight to south garden area

Existing Use(s):

3 x flats

The survey drawings show the building split into five flats but the application indicates that it is currently in use as three flats. The application submission states that in 2001 the site was a single dwelling but by 2009 it officially contained three flats and any other flats are unauthorised. It sets out that a Certificate of Lawful Use could be submitted but indicates that a Building Control application would be required and may not be granted which would be costly and could impact on capacity of finance, insurance and sale/lease.

Brief Description of Development:

The application relates to the demolition of the existing building and the erection of a replacement building on the road frontage that is three storeys in height with a hipped slate roof situated behind a rendered parapet and external wall. The building incorporates a subservient two-storey mono-pitched roof extension to the rear to provide stair access to the upper floors. This building contains two, one-bedroom flats and one, two-bedroom flat (there appears to be a drawing error as bedroom 2, also labelled dining room, on the ground floor is indicated as serving unit 2 which is situated at first floor level).

A detached, single-storey dwelling, c.3.2m high, with a flat, sedum roof is proposed to be situated to the rear of the site which has been designed with a rendered and composite clad exterior, aluminium windows and doors. A number of flat roof rooflights are proposed in the roof of the building along with flat roof solar panels. The east and west elevations closest to the site boundaries are blank, secondary bedroom windows are situated in the west elevation facing the proposed patio serving the dwelling. The property is situated c. 1.1m from the west boundary and between c. 0.5m and 1.2m from the east boundary.

This is a two-bedroom unit with amenity space to the front and rear. The dwelling is served by pedestrian access only being situated to the rear of the proposed replacement, Fosse House. A shed is proposed for cycle storage, although elevation drawings have not been provided with this submission.

The application has been accompanied by a Site Waste Management Plan and covering letter supporting the submission including information regarding GP9: Sustainable Development.

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

Island Development Plan policies:

MC2: Housing in Main Centres and Main Centre Outer Areas

GP4: Conservation Areas

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

Annex I

Representations:

Two letters of representation have been submitted commenting on the application and raising the following points:

Principle

- Although there is a need for additional housing, supported by Policy MC2, this has to be balanced against the planning provisions/Law to ensure that development is appropriate and not incongruous with its surroundings, and not at the expense of adjoining dwellings
- One new dwelling does not represent efficient and effective use of land, the site is not appropriate for high density development (so MC2 should not apply here) because of poor site location, access and effect on adjoining dwellings
- This is a windfall housing development that would otherwise be unacceptable and contrary to policy, it is not imperative to accept this development
- The overall principle should be to add value to the island, not detract from it
- Every application must be balanced by good and appropriate developments, viewed holistically and not in isolation

Character of locality

- The new dwelling, with existing dwellings only a few feet away would represent an overdevelopment of the site contrary to the general principles of good development required by Policy GP8 and others in the Island Development Plan
- The proposed dwelling will take away the only open space separating properties and make the area more built up and a less enjoyable environment for nearby residents, especially to the west and east
- The building is not in keeping with its surroundings because existing properties are two or three storeys high

Neighbour amenity

- Overshadowing and loss of light and privacy remain because the new single-storey dwelling will be higher than the existing boundary walls
- The footprint of the building has increased and it will be more oppressive and overbearing to accommodation and the garden of AyrZac and at Ticino to the west
- The development will result in the loss of diffused daylight

Living environment of occupiers of the development

- There will be little to no privacy for occupiers of the proposed dwelling because it will be overlooked from all sides
- Access via a long and narrow footpath, passing other dwellings is not good building practice or policy – the access is inadequate

Consultations:

Office of Environmental Health and Pollution Regulation – there is an issue of concern that I must raise. I note I have previously commented on application FULL/2024/0243. I have reviewed the Waste Management Plan which details the demolition works, I would argue in some instances this may be disruptive to local residents, specifically issues regarding dust, noise and logistics. As such, I maintain that a Construction Environmental Management Plan (CEMP) be applied to any permission granted by the Planning Authority.

Building Control – would accept sprinklers when the distance (to the furthest point in the furthest room) is greater than 45m to demonstrate compliance.

Part B

The utility room window in unit 4 must be compliant with means of escape.
The first floor common landing window must have a clear opening area of 1m².
We must consult with the Fire Service at application stage.

Part H

There needs to be a bin collection area at the roadside or alternatively confirmation required from refuse collectors that they will collect from the bin store in the rear.

Summary of Issues:

The key issues in this case related to the principle of redeveloping the frontage building for flats and introducing a separate, detached dwelling, to the rear of the site, the design and appearance of the development and the impact of both buildings on the character and appearance of the area and on residential amenity with regard to overshadowing and privacy.

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.

Housing stock

Although the property was purchased in 2009 containing five units of residential accommodation and the building was witnessed as being laid out as such at the time of the site visit associated with the 2023 application. There is no planning application or permission for the building to be laid out as more than three units of residential accommodation and no evidence to demonstrate on the balance of probabilities that it has been used as five flats for a continuous period of 10 years or more. The lawful recognised use of Fosse House is as three flats.

Principle of development

As the site is located in the Main Centre Outer Area the Island Development Plan supports new housing development in principle and the site would see an increase in residential accommodation (from three to four units). The completed development will comprise a mixture of one- and two-bedroom units and is not located within an area of Important Open Land, therefore criterion b. is addressed and c. is not relevant in this case. As the proposal relates to a multi-storey building to Fosse Andre and to introduce backland development by way of a single-storey building. The multi-storey building, Fosse House represents efficient and effective use of land.

Although it may be argued that a single-storey dwelling does not represent the most efficient and effective use of land this must be balanced against the impact of development (see elsewhere in this report). As the previous planning decisions indicate, a two-storey dwelling was considered to have an unacceptable impact on the amenities of an adjoining dwelling and therefore, a single-storey dwelling, when considering all other relevant planning matters represents the most efficient and effective use of land in this case, in line with Policy GP8 criterion b.

Impact on neighbour amenity

The detached dwelling is situated to the southwest of Ayrzac in close proximity to the common boundary. There is an existing patio area to the front of Ayrzac which is screened by the existing two-storey house in a Clos of only two properties. A letter of representation from the neighbouring occupiers also includes photographs from windows considered to be affected by the proposed detached dwelling. The potential for overshadowing and loss of light is of particular concern, given that the dwelling will exceed the height of the existing boundary wall.

Exemption rights, albeit for dwellinghouses not flats, permit a building (shed/outbuilding) to be constructed adjacent to the boundary (no more than 3m high within 1m of the boundary). The proposed development takes on board this aspect of the Land Planning and Development (Exemptions) Ordinance, 2023 in terms of its design/position. Given the flat roof design of the dwelling and its limited height (c.3m) the development will not result unacceptable overshadowing or loss of light to the occupiers of the adjoining dwelling (internal accommodation and external amenity space). Aspect and outlook from the neighbouring dwelling, AyrZac will alter as a result of the development because it will run 10m close to the west boundary but given the above this would not warrant the refusal of permission.

The overall height of the frontage building will not exceed that of the existing property at Fosse House although the eaves level will increase in order to facilitate the third-floor accommodation proposed. Given the tightknit arrangement of Fosse House and its attached neighbours an element of overshadowing currently exists to the courtyard areas of the two neighbouring properties west of the application site. The development will see aspects of the building moved further and closer to the west site boundary and the height of the rear element increased from approximately 5.5m to 8m. In this particular case however, the impact on existing first floor windows at Couture Cottage and Magnolia House to the west will not significantly alter and would not warrant the refusal of permission.

The detached dwelling (unit 4) is set c.10 from the south site boundary in order to ensure that overlooking remains within acceptable limits. Being single-storey only, any fenestration will be screened from neighbouring properties by existing and exempt boundary treatments and it is not considered reasonable and necessary to require windows to be obscure glazed (e.g. secondary bedroom windows). Land to the north of the site forms part of the garden of the dwelling situated to the east of the site, Ayrzac. There is a distance of c.5.8m to the north site boundary, this part of the neighbour's garden is not to the immediate rear of Ayrzac which is the part of a garden that is generally considered to be most private and is currently overlooked by the dwelling to the west, Algarve which itself has a garden approximately 7.7m deep.

The frontage building will be situated well away from the adjoining dwelling to the northeast and has only limited window openings in the rear/north elevation. These are situated at second floor level and one window serves a bathroom and can reasonably be required to be obscure glazed. The secondary windows to the east and west serving unit 3 and kitchen/living windows could also be required to be obscure glazed if necessary. The ground floor, east facing window is shown to face a blank flank elevation and will not impact on privacy to existing adjoining residents.

The scheme has been designed to consider and overcome the potential for overlooking and loss of privacy to occur.

Design, appearance and impact on the Conservation Area

Policy GP4 only supports proposals for the demolition of a building that contributes to the character, architectural or historic interest and appearance of the particular Conservation Area where the replacement building makes an equal or enhanced contribution to the character of that Conservation Area.

The existing building is granite fronted with a slate roof although the building has fallen into disrepair internally and the front door is in poor condition. The windows to the front elevation have been replaced with modern PVCu units which detract from the quality of the building and a slate clad, hipped roof dormer has been inserted which is not characteristic with the age and style of property. The application proposes the erection of a three-storey building with rendered exterior, multi-pane sash windows, decorative door casing and hipped roof surrounded by a parapet wall. The detailed elements of this building that enhance its quality and finish can be managed by condition and overall the replacement building would make an equal contribution to the character of the Conservation Area.

IDP policies GP4 and GP8 do not seek to restrict the architectural style of new development in Conservation Areas, instead making clear that providing the scale, mass, detail and special interest of the surrounding built form has been considered, and that a particularly high standard of design is achieved, then either contemporary or traditional design approaches that respect and complement the character of the surrounding area may be appropriate.

Through the public consultation process concerns have been raised regarding the design of the dwelling because it is single-storey only. It is acknowledged however, that the single-storey design of dwelling proposed will be less visible in the locality and Conservation Area. The palette of materials is considered appropriate and render and cladding are not uncommon in Conservation Areas. The materials are appropriate for the more contemporary, flat roof design of building proposed and overall it represents a good standard of design that will respect the character and appearance of the Conservation Area in accordance with Policies GP4, GP8 and GP9 of the Island Development Plan.

Residential Amenity

Policy GP8 requires that the units created consider the health and well-being of the occupiers by means of providing adequate daylight, sunlight and private/communal open space, and directs proposals to be considered against Annex 1 of the Plan: Amenities.

Detached dwelling

This has been designed to address the health and well-being of future occupiers in accordance with Policy GP8 and Annex I including accessible and flexible accommodation.

Frontage building

New developments should be planned and built to support the health and well-being of occupants and users and maintain appropriate amenities for those of neighbouring property. The Annex sets out that building at higher densities (in this case introducing backland development) brings challenges with respect to ensuring reasonable amenities are provided. There must be a balance between the most effective and efficient use of land and the requirement to ensure that proposed living and working conditions are acceptable and that the higher density Main Centres, in particular, remain attractive places to live and work and the comments regarding these matters provided through the public consultation process are noted.

The frontage building comprises a mix of dual and single aspect units. Sunlight and daylight to the majority of the windows would be acceptable facing south, towards Fosse Andre and the open land beyond. Sunlight/daylight and outlook to the sole window serving unit 1 (ground floor bedroom 2/dining room) would be affected as a result of its proximity to the neighbouring dwelling. The ground floor apartment would concentrate primary living accommodation to the front, facing the street with a bedroom facing east, in close proximity to the neighbouring property. As a result, the aspect and outlook associated with unit 1 is considered satisfactory and whilst daylight may be somewhat unsatisfactory on balance this is considered acceptable. Units 2 and 3 would offer satisfactory outlook and daylight/sunlight to the living accommodation and bedrooms addressing the health and well-being of future occupiers.

The three proposed flats offer good internal space provision for future occupiers.

The principal elevation/fenestration is shown to be in the south/front elevation of the proposed building which would not be overlooked as land to the south is open and undeveloped. Privacy to the side/east window serving bedroom 2/dining room of unit 1 would be affected by occupiers/visitors to the three other units on the site passing close by it. This has been highlighted as a concern through the public consultation process but was fully assessed as part of the previous applications. There has been no material change to the proposed development or the policies against which an application would be considered to alter the previous assessment of this aspect of the development. The side/east window of unit 1 is a bedroom or dining room rather than principal living accommodation and as such the impact of other users of the site passing this one window would not warrant the refusal of the scheme.

Annex I states that the value of external open space becomes increasingly important in higher density development with all development having safe and convenient access to it.

The three units would have access to a small paved courtyard area with communal washing line but without opportunity for a seating area etc. Two of the units are one

bedroom only and unlikely to be occupied by a family but unit 1 is two-bedroom and could therefore house a family. Nonetheless, consideration should be given to access to off-site facilities and the site is readily accessible by bus and only a short distance from Beau Sejour leisure centre, the skate park and play park at Cambridge Park.

The connectivity/access to public open space, external drying area plus provision for a tumble dryer, for unit 2 at least, leads to the conclusion that, on balance, access to external open space is satisfactory.

It is noted that all floors are currently served by a staircase only and which would not alter as a result of the development. This would likely preclude access for wheelchair users however, the development would be required to meet current Building Regulations and the communal staircase would offer access to the upper floors by ambulant disabled. The submission also makes reference to the option to ramps and install lifts and the space/layout of the buildings which represents an improvement over the existing situation in terms of manoeuvrability. The layout of the units proposed could also be adapted at a later date to meet the changing needs of occupiers (e.g. grab rails in WCs/bathrooms, installation of hoists provided bedroom and bathroom ceilings are constructed in an appropriate manner and careful and appropriate siting of service controls). Unit 1 is also on a single level offering accessible accommodation on this floor. On balance, the frontage building therefore addresses GP8 criteria f. and g.

Parking provision

The site is sustainably located with good access to shops/facilities in the Rohais and with Beau Sejour Leisure Centre and Cambridge Park nearby. Cycle parking is shown to be provided for all units in accordance with IP6 and can be secured by planning condition.

Issues relating to unloading/loading from the site would not alter from the existing situation at the site where there are multiple flats and the associated deliveries/moving of bulky items that residential properties generate. The car parking standards are maximums and there is no policy requirement for car parking to serve the development.

Other Matters

The scheme has been accompanied by a Waste Management Plan which is a matter that can be controlled by planning condition. The recommended Construction Environmental Management Plan (CEMP) can also be managed by planning condition.

The matter of emergency access to the site would ordinarily be addressed through the Building Regulations

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: 23/10/2024

