

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: Convert and alter building to create dwelling, erect gate to existing vehicle access and associated works, change of use of agricultural land to domestic garden (350msq) (Protected Building).

LOCATION: La Moye House, La Moye Road, Vale.

APPLICANT: Mr J George

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: 21/03/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/09/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Altered Homes: 22-005 PD.00-01, 02C, 03C, PA.03-01A, 02A, 03A, 04A, 05A, 06A & 07A.

Application Ref: FULL/2024/1558

Property Ref: C001460000

Conditions and reasons:-

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

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

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

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

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

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

4.Prior to installation, a specification or sample for all areas of hardstanding shall be submitted to and agreed in writing by the Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9. Also in accordance with Policy GP5, in order to preserve the character and appearance of the Protected Building.

5.Prior to the commencement of any work in connection therewith a full landscaping scheme for the new garden area, to include those details specified below, shall be submitted to and agreed in writing by the Authority by 31/12/25:

- i) full details of tree and hedge planting;
- ii) planting schedules, noting the species, sizes, numbers, and densities of all plants/trees including those within the amenity planters.
- iii) inclusion of the biodiversity enhancements detailed in the Biodiversity Statement including bird boxes.
- iv) plans and elevations of the proposed cycle store

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements.

6.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, by the end of the planting season following the grant of consent (by 31st March 2026). 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 a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements.

7.The earth banks forming the north eastern boundary of the domestic land shall be constructed in accordance with the Biodiversity Statement and positioned as shown in plan PD.00-02 and 03 Rev C, prior to the first occupation of the hereby approved dwelling or completion of the development whichever is the sooner.

Reason - In the interests of visual amenity and to prevent the encroachment of domestic uses onto the agricultural land.

8.The dwellings hereby permitted shall not be used or occupied until the agreed scheme for cycle storage (the details of which are required by condition 5) has been fully implemented. The provision for cycles shall be retained at all times.

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

9.All rooflights hereby approved shall be fitted flush within the roof plane in which they are positioned, and retained as such thereafter.

Reason: To preserve or enhance the character and appearance of the Protected Building.

10.Prior to the removal of any windows or doors, a schedule and detailed drawings and sections (at a scale of 1:5 for sections and 1:20 for elevations) of all new windows and internal/external doors in the development, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To preserve or enhance the character and appearance of the Protected Building

11.Prior to removal of the existing pan-tiles, a large-scale drawing to show the junctions between the slate and the re-used pan-tiles shall be submitted to and agreed in writing by the Authority; Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To preserve or enhance the character and appearance of the Protected Building.

12.Prior to installation, samples of replacement roof slates and pan-tiles shall be submitted to and agreed in writing by the Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To preserve or enhance the character and appearance of the Protected Building.

13. Prior to installation, a specification for the gates hereby approved shall be submitted to and agreed in writing by the Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To preserve or enhance the character and appearance of the Protected Building, Conservation Area and character of the area.

14. Prior to installation, the external appearance of all new vents and extractors shall be agreed in writing by the Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To preserve or enhance the character and appearance of the Protected Building.

Expiry Date: This permission will cease to have effect on 20/03/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Should alterations to the floors result in a requirement for underpinning, as mooted as a possibility in the Structural Engineer's report, then further discussion and agreement must be had with the Authority;

For clarification, the Authority does not expect repair and reuse of the frames of doors 01, 02 & 03 which may be replaced, only of the doors themselves;

Introduction of a cementitious waterproofing system such as Vandex could have the effect of trapping damp within the walls which could, over time, deteriorate the fabric of the protected building. In the first instance, the use of a lime-based render is supported as this would have the least effect on the special interest of the protected building and would be of benefit in drawing out damp. This is, however, ultimately down to the agent/specialist (and their professional indemnity insurance) to specify a system that will not result in such problems.

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/2024/1558
Property Ref: C001460000
Valid date: 27/09/2024
Location: La Moye House La Moye Road Vale Guernsey GY3 5DR
Proposal: Convert and alter building to create dwelling, erect gate to existing vehicle access and associated works, change of use of agricultural land to domestic garden (350msq) (Protected Building).

Applicant: Mr J George

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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

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

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

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

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

4. Prior to installation, a specification or sample for all areas of hardstanding shall be submitted to and agreed in writing by the Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9. Also in accordance with Policy GP5, in order to preserve the character and appearance of the Protected Building.

5. Prior to the commencement of any work in connection therewith a full landscaping scheme for the new garden area, to include those details specified below, shall be submitted to and agreed in writing by the Authority by 31/12/25:

- i) full details of tree and hedge planting;
- ii) planting schedules, noting the species, sizes, numbers, and densities of all plants/trees including those within the amenity planters.
- iii) inclusion of the biodiversity enhancements detailed in the Biodiversity Statement including bird boxes.
- iv) plans and elevations of the proposed cycle store

Reason - To ensure a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements.

6. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, by the end of the planting season following the grant of consent (by 31st March 2026). 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 a satisfactory external appearance in the interests of visual amenity and to secure biodiversity enhancements.

7. The earth banks forming the north eastern boundary of the domestic land shall be constructed in accordance with the Biodiversity Statement and positioned as shown in plan PD.00-02 and 03 Rev C, prior to the first occupation of the hereby approved dwelling or completion of the development whichever is the sooner.

Reason - In the interests of visual amenity and to prevent the encroachment of domestic uses onto the agricultural land.

8. The dwellings hereby permitted shall not be used or occupied until the agreed scheme for cycle storage (the details of which are required by condition 5) has been fully implemented. The provision for cycles shall be retained at all times.

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

9. All rooflights hereby approved shall be fitted flush within the roof plane in which they are positioned, and retained as such thereafter.

Reason: To preserve or enhance the character and appearance of the Protected Building.

10. Prior to the removal of any windows or doors, a schedule and detailed drawings and sections (at a scale of 1:5 for sections and 1:20 for elevations) of all new windows and internal/external doors in the development, shall be submitted to and approved in writing by the Planning Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To preserve or enhance the character and appearance of the Protected Building

11. Prior to removal of the existing pan-tiles, a large-scale drawing to show the junctions between the slate and the re-used pan-tiles shall be submitted to and agreed in writing by the Authority; Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To preserve or enhance the character and appearance of the Protected Building.

12. Prior to installation, samples of replacement roof slates and pan-tiles shall be submitted to and agreed in writing by the Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To preserve or enhance the character and appearance of the Protected Building.

13. Prior to installation, a specification for the gates hereby approved shall be submitted to and agreed in writing by the Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To preserve or enhance the character and appearance of the Protected Building, Conservation Area and character of the area.

14. Prior to installation, the external appearance of all new vents and extractors shall be agreed in writing by the Authority. Thereafter, the development shall proceed in accordance with such details as have been agreed.

Reason: To preserve or enhance the character and appearance of the Protected Building.

INFORMATIVES

Should alterations to the floors result in a requirement for underpinning, as mooted as a possibility in the Structural Engineer's report, then further discussion and agreement must be had with the Authority;

For clarification, the Authority does not expect repair and reuse of the frames of doors 01, 02 & 03 which may be replaced, only of the doors themselves;

Introduction of a cementitious waterproofing system such as Vandex could have the effect of trapping damp within the walls which could, over time, deteriorate the fabric of the protected building. In the first instance, the use of a lime-based render is supported as this would have the least effect on the special interest of the protected building and would be of benefit in drawing out damp. This is, however, ultimately down to the agent/specialist (and their professional indemnity insurance) to specify a system that will not result in such problems.

OFFICER'S REPORT

Site Description:

The application site is on the corner of La Moye Road and Longree, leading to Rocques Cas, Vale, and is occupied by a large detached dwelling with a 1½ storey 'L' shaped outbuilding to the north/north-west of the site. To the east of the site (within the applicant's ownership) there is open, undeveloped agricultural land. There are significant changes in land levels from the north to south of the site.

The application site is located Outside the Centre and within Les Mielles Conservation Area, and the main house, outbuilding and south and west roadside walls are Protected.

Relevant History:

FULL/20215/2217- Change of use of main dwelling to guest house and dwelling, convert outbuilding to 4 self-catering units and creation of car parking area, granted

Existing Use(s):

- 01 Dwelling house
- 28 Agriculture land

Brief Description of Development:

The application proposes the conversion and alteration of the existing outbuilding to form a three bedroom dwelling. The proposal also includes the erection of new gates to the existing vehicular access and other associated works, along with the change of use of approx. 350sqm of agricultural land to form residential garden.

Following deferral, revisions were made to retain the existing pantile roof, windows and doors where possible. In addition, further information was submitted to address

the Strategy for Nature requirements and clearly identify the sites proposed curtilage area.

As part of the conversion the following works are proposed to the building:

- Refurbishment of some existing windows and fitting with slim double glazed units,
- Repair to roof structure, removal and reuse of all slates and pantiles over.
- Rebuilding of existing bowed wall on North Elevation using existing stones and lime mortar- these works require the dismantling of the roof structure, and rebuilding to match after the completion of the wall repairs.
- Replacement of some doors and frames, others are to be repaired and retained.
- Replacement of some windows with new timber windows
- Remove all existing rooflights and installation of new rooflights
- Internal floor works
- Installation of leadwork over central and gable roof parapet and beneath gable coping stones.

The proposal includes the change of use of the land immediately surrounding the building, and including land to the north, to domestic use, including the creation of car parking. The domestic land would be separated from the remaining agricultural land to the north east by new hedging and joins the land immediately to the east of the outbuilding, which is a former quarry enclosed by rockfaces and is already recognised as domestic curtilage for the main dwelling and it is understood that this would be included as domestic garden for the new dwelling.

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

GP1- Landscape Character
GP4- Conservation Areas
GP5- Protected Building
GP8- Design
GP9- Sustainable Development
OC1- Outside the Centre
OC5(B)- Agriculture Outside of the Centres
GP16(A)- Conversion of Redundant Buildings
GP15- Creation and Extension of Curtilage
IP7- Private and Communal Parking
IP9 – Highway Safety, Accessibility and Capacity

Representations:

N/A

Consultations:

N/A

Summary of Issues:

- Principle of development
- Impact on the Special Interest of the Protected Building
- Neighbour and amenity impacts

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).**

Principle of residential development

The Spatial Strategy as identified within the Strategic Land Use Plan, is for development to be concentrated within and around the edges of the urban centres of St Peter Port and St Sampson/Vale, with some limited development within and around the edges of the other main parish or local centres to enable community growth and reinforcement of sustainable centres.

This approach is reinforced through Policy S4 (Outside of the Centres) and the introduction to Part 3 of the Plan *Policies for Outside of the Centres* which, whilst acknowledging that the Plan makes provision for certain types of development in these locations, states that proposals for new housing will not generally be supported in these areas.

Policy OC1 (Housing Outside of the Centres) sets out potential exceptions to this direction, stating that the creation of new dwellings will only be supported where it is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building, and directs proposals for conversion of redundant buildings to be considered principally under Policy GP16(A) (Conversion of Redundant Buildings).

Conversion of the existing building

The proposal is addressed against the criteria of Policy GP16(A) below.

a. it is demonstrated that the building is no longer required or capable of being used for its current or last known purpose;

The building is likely to have originally been constructed for agricultural purposes but is now included within the domestic curtilage of La Moye House and so is considered to be currently in use for residential storage in association with the occupation of La Moye House. The application and site visit indicate that there are additional outbuildings within the site which provide ample residential storage and that this outbuilding is therefore no longer required. It is therefore accepted that the building

in this case is no longer required for its last known purpose, and conversion would comply with part a) of GP16(A).

b. the conversion will result in the establishment of either residential, social and community, industrial, storage and distribution, convenience retail in coastal locations in accordance with Policy OC4, visitor accommodation or office use or provide facilities for outdoor formal recreation or informal leisure and recreation uses;

The proposal would result in the establishment of a residential use.

c. the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding;

In respect of the first part of this criterion, it is accepted that the building would be of adequate construction to support the continuing use of the building for its last known purpose, this conclusion is supported by the Structural Report.

In terms of the second part of this criterion, the preceding text to Policy GP16(A) states:

Conversion is defined for the purposes of this policy as: ‘development that involves works to an existing building that would facilitate an alternative use (e.g. conversion of a barn to a dwelling).’ However, proposals that would require significant works to the fabric of the structure, such as rebuilding of external walls, may be regarded as being ‘new-build’ rather than conversion. (paragraph 19.17.3)

Proposals must demonstrate that the existing building is capable of conversion without extensive rebuilding. Where alteration or rebuilding of some structural elements is proposed, the acceptability of the extent of works will be assessed in relation to the overall scale of the conversion as well as any impacts or environmental benefits that would result, such as improved design and appearance or increased sustainability through, for example, increased thermal efficiency. Conversions that would involve major re-building works may, depending on the scale and nature of works proposed, be considered to be ‘new-build’ and assessed against the relevant policies of the Island Development Plan. (paragraph 19.17.7)

The structural statement concludes that the buildings structure is also capable of conversion, with the exception of a few elements that require attention. Namely, repairs to the roof and rebuilding of a bowed section of wall, these do form relatively small-scale structural works but these largely are to stabilise existing fabric. In this context these works are balanced against the desire to secure a future, long term use, upkeep and maintenance of the Protected Building (although this is subject to compliance with GP5 in particular) and it is therefore considered that the works proposed to facilitate the use of the structure as a dwelling would not be considered extensive for the purposes of this policy.

With regard to the internal fittings, the creation of new room arrangements (and the provision of new vents and services, these works are representative of the types of alterations that are generally required for the conversion of buildings into alternative uses and are therefore considered to be neutral for the purpose of GP16(A).

Overall, the work required to support the revised conversion would not amount to extensive alteration, and the proposal put forward under this application would comply with this criterion.

d. the proposals would have no adverse impacts on the special interest of a protected building and that such interest is appropriately and proportionately preserved and, where possible, enhanced;

Following deferral and the submission of revised plans, the proposed conversion works to the Protected Building are considered acceptable and the works constitute reasonable aspirations which outweigh any harm and supports the enhancement of the site and long-term use and security for the outbuilding.

The proposal is therefore considered acceptable in relation to Policy GP5 which supports the alteration of a protected building where the development does not have an adverse effect on the special interest of the particular protected building or its setting.

A number of conditions are required to ensure the conservation of the special interest of the protected building, including the submission of large-scale details of the new and replacement doors and windows and material samples.

e. the proposals would have no unacceptable impacts on the contribution a building of character makes to the character and appearance of the area;

The existing building makes a positive contribution to the character of the area, and it is considered that the proposed alterations are located and designed such that the effect on the character, historic and architectural interest and appearance of Les Mielles Conservation Area would be conserved and the renovation would represent an enhancement.

The proposed works would not alter the scale, bulk, form or materials of the existing building, and are likely to ensure the future maintenance and upkeep of the building resulting in an improved contribution to the character of the area and the Conservation Area. The proposal is therefore also in accordance with Policy GP4

f. the conversion and any ancillary development associated with it can be implemented without having any unacceptable adverse impacts on the character and openness of the landscape;

The creation of curtilage associated with the conversion would also fall to be considered under Policy GP15 (Creation and extension of curtilage) which states that

a proposal to create or extend curtilage will be supported subject to a number of criteria. In addition, Policy GP1 is relevant in relation to the impact on open and undeveloped land, and the Strategy for Nature in respect of contributions to biodiversity.

The curtilage proposed to be associated with the new dwelling, is located to the north of the main dwelling, adjacent to a large area of open land to the northeast and comprises an area of approx. 350sqm, including a new area of hardstanding to facilitate onsite parking. The site is generally well screened in public views due to the high granite boundary wall. The proposal would not therefore impact on the openness of the area in public views.

The proposed earthbank and hedge planting along the eastern boundary of the curtilage would effectively delineate the curtilage, preventing further encroachment into the open agricultural land beyond. Any associated domestic paraphernalia would have limited visual impact, enclosed within the site boundaries.

The proposed plans indicate that an area of land which is considered as existing garden for La Moye House will be allocated to the new dwelling. This piece of land is located adjacent to the eastern end of the house and former kennels which now forms a raised external seating area which would overlook the land. This land is believed to be a former quarry and is much lower than the outbuilding it is contained to the north by a steep rockface preventing any encroachment onto the land to the rear which is also at a much higher land level. It appears reasonable to relocate this area of garden to the proposed dwelling, and the main dwelling retains a good sized area of garden.

In light of the above, the proposed creation of curtilage would not have a significant impact on openness and the proposed creation of curtilage would therefore meet the requirements of Policies GP1 and GP15, subject to a condition requiring the implementation of the landscaping scheme.

The proposed planting scheme is generally of an appropriate nature, which would enhance biodiversity value. A number of native species are proposed within the planting to the north western corner of the site, including 5x Silver Birch, 1 x Field Maple with Hazel and Willow also proposed. The hedge proposed to delineate the agricultural land and garden is hawthorn and 6x nesting boxes are proposed within the site. This sufficiently addresses the requirements of the Strategy for Nature.

The hedge proposed between the existing and proposed dwelling is wild privet which is not a native species, however this is located in part of the site which is already considered as domestic garden and so is acceptable in this location.

g. the conversion would not require more than modest extension to the existing building for it to be achieved;

No extension is proposed to the building as part of the conversion and the existing room sizes exceed those required by the Guernsey Technical Standards.

h. the proposal would have no unacceptable adverse impacts on the amenities and enjoyment of neighbouring properties and the surrounding area.

The existing outbuilding is located approx. 20m from the rear of La Moye House, across an existing courtyard. It is proposed to plant a new boundary hedge adjacent to the outbuilding to secure amenity, and given the separation distance, this is considered acceptable and sufficient to provide appropriate levels of privacy for both occupants. A separate access and parking is proposed. No adverse impacts on neighbour amenity are expected and the proposal therefore accords with Policy GP9 and GP16A.

Other matters

Amenity and parking provision

The converted building would provide an appropriate level of accommodation for a three bed dwelling. The size and quality of the indoor and outdoor space would be good and there would be an attractive outlook from the dwelling. Overall the proposed dwelling would provide an adequate living environment, in accordance with Policy GP8(d) and Annex I: Amenities.

The proposed parking provision is appropriate for the size and type of dwelling proposed, in accordance with the requirements of Policy IP7. The plans indicate secure cycle storage although elevations of this are not provided, additional details of this will be requested by condition.

Sustainability, accessibility and adaptability

In terms of accessibility to and within the building and the provision of flexible accommodation, the submitted information details level access and good circulation and the accommodation is provided over a single level, in accordance with the requirements of Policy GP8.

Confirmation has also been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9. Details of the proposed permeable paving should however be required by condition.

Conclusion

In summary, the application is considered acceptable under all appropriate policies as discussed above. The partial demolition of the external wall in order to repair and rebuild the structure is acceptable in relation to Policy GP5 and GP16(A) due to the benefits afforded from the future residential use of the Protected Building.

Approval is therefore recommended, subject to relevant conditions.

Date: 04/03/2025

