

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 dwelling and detached garage and erect replacement dwelling with associated landscaping and alterations to vehicle accesses.

LOCATION: Vue De Reve, Icart Road, St. Martin.

APPLICANT: Dr V Schumann

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: 05/12/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/10/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Studio: 002-SS-01A, -02A, -03A, -04A, -05A, -06A, -07 & -08.

Application Ref: FULL/2024/1719

Property Ref: J008970000

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 the commencement of any work in connection therewith 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, shall be 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 in the interests of the character and appearance of this headland location.

5.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 in the interests of the character and appearance of the locality.

6.Prior to the commencement of any work in connection therewith, No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

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

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

7.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

8.Notwithstanding any details for the removal, topping or lopping of trees as approved under condition 6 of the permission, no trees shall be lopped, topped or felled without the express prior written consent of the Authority.

Reason - To make sure that the development is carried out in a way which will preserve the character of the area and assimilate the development with its surroundings.

9.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 05/12/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210 .

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/2024/1719

Property Ref: J008970000

Valid date: 09/10/2024

Location: Vue De Reve Icart Road St. Martin Guernsey GY4 6JG

Proposal: Demolish dwelling and detached garage and erect replacement dwelling with associated landscaping and alterations to vehicle accesses.

Applicant: Dr V Schumann

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 the commencement of any work in connection therewith 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, shall be 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 in the interests of the character and appearance of this headland location.

5. 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 in the interests of the character and appearance of the locality.

6. Prior to the commencement of any work in connection therewith, No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

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

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

7. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

8. Notwithstanding any details for the removal, topping or lopping of trees as approved under condition 6 of the permission, no trees shall be lopped, topped or felled without the express prior written consent of the Authority.

Reason - To make sure that the development is carried out in a way which will preserve the character of the area and assimilate the development with its surroundings.

9. 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.

INFORMATIVES

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements for archaeological recording during any earth moving on the site.

The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210 .

OFFICER'S REPORT

Site Description:

Vue De Reve is a detached dwelling situated to the southeast of Icart Road and occupies a headland position open to south and east and above the south coast cliffs and Saints Bay. The property occupies a substantial plot on the cliff with the coastal path running around the southeast and eastern boundaries. Neighbouring residential properties are situated to the west and north of the dwelling. The existing property is a two-storey detached pitched roof dwelling situated to the southwest of its plot

with swimming pool to the southwest and detached outbuilding to the north. The site is relatively level with land dropping away sharply to the east and south and the cliffs below.

The main vehicle access to the site is from a private track close to its junction with Icart Road, the site is evident from the public highway. A further access is provided along the western site boundary leading on to the private track.

The site is located Outside of the Centres and an Archaeological Area as designated in the Island Development Plan.

Relevant History:

FULL/2015/0031 - Demolish existing dwelling and erect replacement dwelling and landscape area (Revised) – granted

FULL/2016/2260 - Demolish existing dwelling and garage, erect new dwelling, close off existing access track to south west boundary – granted

FULL/2017/1401 - Change of Use of agricultural land to domestic curtilage – granted

FULL/2017/1404 - Variations to plans previously approved to Demolish existing dwelling and garage, erect new dwelling, close off existing access track to south west boundary - Extend pool/plant wing and glazed pod and relocate terrace staircase – granted

FULL/2018/0095 - Hard landscaping, including construct sunken fire pit, access steps and seating area – granted

FULL/2018/0163 - Remove section of roadside hedge and Install substation with GRP enclosure and timber fencing – granted

PREA/2020/2603

FULL/2021/2300 – Demolish dwelling and detached garage and erect replacement dwelling with associated landscaping and alterations to vehicle accesses - granted

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application relates to the demolition of the existing dwelling and detached garage and the erection of a replacement dwelling with alterations to vehicular accesses and associated landscaping.

The building has been designed as a flat roof property with large areas of glazing to take advantage of the cliff top views and solar gain.

The application has been accompanied by a Design Statement which includes a series of long distance photographs of the site. The Statement also includes a brief Waste Management Plan.

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

Island Development Plan policies:

GP1: Landscape Character and Open Land
GP2: Sites of Special Significance
GP7: Archaeological Remains
GP8: Design
GP9: Sustainable Development
GP13: Householder Development
IP6: Transport infrastructure and support facilities
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Representations:

La Societe Guernesiaise – commented on the 2021 application and noted that the property shares east and south boundaries with the ‘Cliffs’ Site of Special Significance. As such, previous applications for this property have required an ecological assessment covering the existing site and the development proposals. La Societe Guernesiaise would therefore recommend that a similar assessment be undertaken for these latest plans.

An assessment would cover (but not necessarily be limited to) -

- Current habitats — the site hosts areas of long-established grassland which may be species-rich
- Associated wildlife (including the possibility of bats within the existing buildings) — we are aware of several locally and nationally rare species in the lcart vicinity
- Suitability of landscaping proposals and the proportion of native species
- Any other biodiversity measures (such as bird/bat boxes)
- Other environmental impacts (such as light pollution)
- Timings of works

La Societe Guernesiaise would also highlight the proximity to areas of historical (and possibly archaeological) importance.

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the principle of demolishing the existing building, erecting a replacement dwelling on the site, the design form, massing and scale of the dwelling and its impact on the landscape character and open land along with impacts on residential amenity.

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 2021 application expires in January 2025 and the submission sets out that this application seeks to reapply for the development approved under FULL/2021/2300. There has been no material change to the property, site or Plan against which the application must be assessed.

Principle of demolition and rebuild

The application falls to be considered under policy GP13: Householder Development which allows, subject to accordance with the criterion of this policy, consideration of proposals that involve the demolition and replacement of existing buildings. Replacement dwellings on a one for one basis must be assessed irrespective of the size of the existing or proposed replacement dwelling. The application for the demolition of the existing dwelling and erection of a replacement dwellinghouse on a one for one basis, accords with Policy GP13.

Demolition of the existing building

The existing property is a relatively modern detached two storey dwelling of block work construction. It is similar in architectural style to other dwellings on the headland, although of a slightly larger scale/mass than other domestic properties. When read in the context of other buildings on the headland and in relation to its siting on the plot, the building is considered to make limited contribution to the character of the area.

Its demolition would not impact on the character of the area as it is not considered that the existing structure makes a positive contribution to its surroundings. Its removal is therefore acceptable and is supported by GP13.

Design, form, massing and scale of the proposed replacement building

The scheme relates to the erection of a two-storey flat roof dwelling with basement. The scheme represents a contemporary building of a similar height to the one it replaces. The associated services, plant, garages etc. are integrated into the built form and design of the building. Overall, the development and palette of materials proposed represents a good standard of design that respects the local built and open landscape concerned in accordance with the aims of Policies GP8 and GP13 of the Island Development Plan. A condition may be imposed relating to details of the external materials/finishes of the building, as required by earlier permissions, which was included to ensure the satisfactory appearance of the completed development with regard to the character and appearance of the locality. The application drawings in this case however, do include information regarding the external finishes proposed and such a condition is not considered necessary in this instance, as was the case for application ref: FULL/2021/2300 which the application the subject of this report seeks to renew.

The scheme proposes multi-storey development, with accommodation over three floors, which demonstrates efficient and effective use of land in relation to the replacement dwelling proposed in line with the aims of Policy GP8.

Planning permission has previously been granted for a contemporary style flat roof dwelling on the site, with a sedum/green roof and this remains unchanged. The roof is a matter to be managed by condition, to ensure that appropriate planting is carried out and maintained in the interests of the character and appearance of the area along with the completed appearance of the development.

The existing building on the site it is located on a substantial plot that is capable of accommodating a larger building and Policy GP13 sets out that a comparison should not be made between the impacts of the existing dwelling compared with the impact of the new. The application site is not within a conservation area and does not affect a protected building or protected monument, but is in a prominent location on a headland on the south cliffs. In respect of Policy GP8 c. (built and open character), the application will also be assessed against Policy GP1: Landscape Character and Open Land (below).

Although an Indicative Landscaping Plan has been submitted this does not provide precise details relating to future landscaping of the site in connection with its redevelopment. As a result, a landscaping scheme should be required by condition and allow adequate control to ensure that the proposed hard and soft landscaping is satisfactory.

The proposed development will be situated in a large plot, set well away from the site boundaries which ensure that the dwelling will not result in unacceptable overshadowing or loss of privacy to surrounding residential occupiers. In terms of the health and well-being of occupiers of the development, it has been designed to meet the particular requirements of the applicant. Overall, the scheme incorporates

large areas of glazing to maximise on solar gain and natural light terraces, balconies and external amenity space for the enjoyment of occupiers. The development provides bedrooms on the ground and lower ground floor levels, each floor is on a single level, without internal steps, and a lift is shown to be provided. The accommodation is generously proportioned and will enable access within the building for people of all ages and abilities. The building would also offer opportunities to be adapted, or extended, to meet the future needs of occupiers. Although stepped access points are provided in some places around the building the scheme will also level thresholds and allow for good access around the building/site.

The replacement dwelling proposed will not have an unacceptable adverse impact on the character or quality of the built environment or the character and amenity of the locality and therefore the aims of Policies GP13 and GP8 of the Island Development Plan have been satisfactorily addressed in this respect.

Impacts on landscape character and open land

The application site is within the 'Coastal/Cliffs' landscape character as set out in Annex V of the IDP. It forms part of the lcart Headland and site at the transition between the cliff face and the cliff top. *"The topland is generally flat, open pasture, divided by low earth banks and occasional fortifications and contrasting strongly with the vertical cliffs below. Although occasional glasshouses, trees and houses interrupt the flat open character of the landscape, particularly around Jerbourg, the topland still remains largely undeveloped."*

Policy GP1: Landscape Character and Open Land seeks to ensure that proposals do not result in the unacceptable loss of distinctive features that contribute to the wider landscape character and the local distinctiveness of the area. The impact should be assessed in the wider context of the locality, *"In respecting the landscape character and openness of an area, a development need not be hidden from public view, but will be required to avoid undermining the wider landscape character and/or openness of an otherwise undeveloped area."* The detailed design of the development including architectural detailing and materials has previously been considered in the report (design, form, massing and scale of the proposed replacement building).

A range of views of the existing site/building are included within the Planning Statement along with photomontage comparisons between the existing dwelling, approved and proposed schemes. The building now proposed, which has not altered from the 2021 approval, will not detract from the openness of the landscape character. Long distance views of the site are possible but will not to appear as an obtrusive feature in the wider area.

The existing building is on a prominent location on the headland, however, given the existing constraints of the site, its topography and location on the cliff top it is considered that no other reasonable options existing to improve visual access.

A detailed landscaping scheme has not been included with the application but, as noted above, can be managed by condition and should seek to ensure that the development will assimilate into the existing landscape character. Overall, the scheme meets the aims of Policies GP1 and GP8 in relation to landscape character and open land. Given the prominent, headland position of the site and the fact that the total clearance of trees from the site could significantly alter the impact the development would have on the character and appearance of the locality this condition remains reasonable and necessary.

In this case, the proposals must meet the statutory duties with regard to Sites of Special Significance (GP2) set out within Section 40 of the Law and the desirability of preserving, enhancing and managing the character, appearance and environment of the site.

The proposed development site is situated outside of, but adjacent to a Site of Special Significance and the application details satisfactorily demonstrate that the development will not have a negative or damaging impact on the special interest of the Site of Special Significance. The Indicative Landscape Plan refers to additional landscaping such as native planting and wildflowers that will be of benefit to the local wildlife habitats and respectful to the adjoining Site of Special Significance. The landscaping will be within the private garden of Vue de Reve, forms part of the vision for the development and is required to assimilate the development to its surroundings and as outlined elsewhere in this report, matters relating to landscaping will be managed by condition.

Impact on neighbour amenity

Policies GP8, GP9 and GP13 require an application to consider any impacts of a development on neighbouring amenity.

The overall scale and height is similar to the existing dwelling proposed to be demolished and although its footprint is larger than the existing and therefore so is its mass, the development is set away from surrounding residential properties. The effect of the building on neighbouring properties will not alter from the previously approved scheme. The development will not result in overshadowing or loss of light to the occupiers of surrounding dwellings nor will the scheme result in unacceptable overlooking or loss of privacy. The scheme therefore meets the aims of Policies GP8, GP9 and GP13 in this respect.

Alterations to access arrangements, car parking provision and effects on surrounding highway

Policies IP7 and IP9 relate to private car parking and highway safety, accessibility and capacity respectively.

There is ample off-road parking, garaging and on-site turning to serve the property and therefore the aims of both Policy IP7 and IP9 have been satisfied in this case.

The closure of an access and continued use of the access onto Icart Road by this single dwelling (one for one replacement) would not result in an unacceptable impact on the free flow of traffic on this rural lane with regard to Policy IP9 of the Island Development Plan.

The scheme incorporates a cycle store to provide occupiers of the dwelling with an alternative mode of transport in line with the aims of Policy IP6.

Waste Management Plan and Refuse Storage

The application has been accompanied by a brief Waste Management Plan which is considered to be satisfactory in this case. The information is considered satisfactory to meet the aims of Policy GP9 in this respect and can be managed by planning condition.

With regard to Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and therefore has taken into account the use of energy, resources and any adverse impact on the environment.

Buried Archaeology

The site is located in an Archaeological Area where buried archaeology may be uncovered. The Design Statement includes a site analysis with photographs of trial pits dug on site provided. These investigations did not uncover any occupation era structures beyond the recorded lookout point. An informative note may be placed on the permission drawing attention to a point of contact should anything be uncovered at the time work commences on site.

Conclusion

In view of the above, it is recommended that planning permission is granted for the proposed replacement dwelling subject to conditions relating to:

- Details of the proposed green roof and associated maintenance
- Landscaping scheme and associated maintenance
- Lop/top of trees to be retained
- Waste Management Plan

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: 03/12/2024