

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, extend and alter building/packing shed to dwelling, and associated works.

LOCATION: Clos Du Fauconnaire, Route Des Fauconnaires, St. Andrew.

APPLICANT: Mr & Mrs Corbin

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: 19/02/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 04/12/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Evans Architecture Ltd: 2410 02.01B, 02.02B, 02.03B & 02.04.
Biodiversity Statement rec'd 17/02/2025

Application Ref: FULL/2024/1957

Property Ref: K001200000+K00121A000

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 shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

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

and unless otherwise agreed in writing by the Authority,

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

and, unless otherwise agreed in writing by the Authority,

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

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

the Authority such verification shall comprise:

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

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

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

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

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

6.Within four weeks of the dwelling being first occupied, the new wall hereby approved to the front boundary shall be constructed in accordance with the approved plans with the end of the opening finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

7.The permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid in accordance with the approved details.

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

8.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

dated 17 February 2025, including bird and bat boxes.
iv) plans and elevations of the proposed shed/cycle store

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

9.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.

10.The earth banks forming the north and west boundaries of the domestic land shall be constructed in accordance with the Biodiversity Statement rec'd 17 Feb 2025 and positioned as shown in plan 2410 02.01B and 02B, 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.

11.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 7) 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.

Expiry Date: This permission will cease to have effect on 19/02/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

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

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

the developer.

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

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/2024/1957
Property Ref: K001200000+K00121A000
Valid date: 04/12/2024
Location: Clos Du Fauconnaire Route Des Fauconnaires St. Andrew
Guernsey GY6 8UE
Proposal: Convert, extend and alter building/packing shed to dwelling,
and associated works.

Applicant: Mr & Mrs Corbin

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.

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and unless otherwise agreed in writing by the Authority,

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

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

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

report.

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

6. Within four weeks of the dwelling being first occupied, the new wall hereby approved to the front boundary shall be constructed in accordance with the approved plans with the end of the opening finished off using materials and a method of construction which match the remainder of the wall.

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

8. 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 dated 17 February 2025, including bird and bat boxes.
- iv) plans and elevations of the proposed shed/cycle store

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

9. 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.

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the hereby approved dwelling or completion of the development whichever is the sooner.

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

INFORMATIVES

With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

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

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

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

OFFICER'S REPORT

Site Description:

The application site is situated to the south of Route des Fauconnaires and comprises of a fairly large building adjacent to the access from Les Ruettes. The site is located Outside of the Centres as defined by the Island Development Plan. The site is also within an Agriculture Priority Area.

Relevant History:

N/A

Existing Use(s):

28 Agriculture

Brief Description of Development:

Planning permission is requested to extend and convert a blockwork former packing shed, to a three-bedroom dwelling including the creation of associated domestic curtilage bound by an earthbank and hedging above, new boundary wall, and gates to a permeable driveway and parking area. The conversion of the building involves demolishing a chimney and water tank, encapsulating the asbestos roof, alterations to fenestration and the erection of a pitched roof extension to the west elevation.

The application is accompanied by a Structural Engineering appraisal of the existing building.

The application has been revised to remove the air source heat pump originally proposed, due to concerns raised by Environmental Health. It was also deferred to provide additional/improved biodiversity enhancements, reduce the size of the curtilage and revise the height of the boundary wall proposed.

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

Policy OC1 – Housing Outside of the Centres
Policy GP1 – Landscape Character and Open Land
Policy GP8 - Design
Policy GP9 – Sustainable Development
Policy GP15 – Creation and Extension of Curtilage
Policy GP16(A) – Conversion of Redundant Buildings
Policy IP7 – Private and Communal Parking
Policy IP9 – Highway Safety, Accessibility and Capacity

Representations:

One letter of representation has been received from a neighbour; this has been summarised below:

- Changes in land levels mean that the packing shed is on higher ground than the neighbours and so will result in overlooking of the neighbours dwelling and garden.
- Position of outbuilding and car parking adjacent to shared boundary will result in disturbance and shed will be visible from conservatory.
- The proposed heat pump will also result in noise and disturbance.
- Lighting from the proposed dwelling and cars using the access will impact on dark skies.
- Noise, disturbance and dust from the building works.
- Impact on the enjoyment of the neighbours dwellinghouse and ability to work from home.

Consultations:

The Office of Environmental Health and Pollution Regulation were consulted and made the following observations:

I have reviewed the proposed plans for Clos Du Fauconnier which were received by email on the 5th December 2024 and there are a number of issues of concern that I must raise. I have revived the documents regarding the Ecodan R32 PUZ-WM60vAA (-BS). Calculations have been made to assess the noise level at neighbouring property and it is believed this could be as high 44dB. This is considerably higher than the background noise levels of the area and

therefore I recommend that that the ASHP is refused for this application. (Officer Note- the ASHP has been removed from the application following this consultation response)

I have further reviewed the historic records and maps for the land parcel, it is clear that there has been a boiler house and tanks on the land parcel. As such the historic greenhouses were heated and I would have concerns for land contamination in regard to hydrocarbons. I would also have concerns for contamination from the horticultural/agricultural industry itself, specifically contamination from pesticides and metals. Furthermore, it is clear from the application that asbestos is present on the site, I would therefore be concerned for land contamination from asbestos. As such, I believe a full contaminated land and condition should be applied to this application.

Potential Land Contamination:

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

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

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

and *unless otherwise agreed in writing by the Authority,*

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

and, *unless otherwise agreed in writing by the Authority,*

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

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

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

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

Informatives/Advice Notes

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

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

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

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

Discovery Strategy

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

Summary of Issues:

- Whether the principle of conversion for new housing is acceptable,
- Redundancy of building
- Design and impact of the development on the landscape character and appearance of the area,
- The impact of the development on amenity,

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).**

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 proposal relates to the conversion of a building and the creation of associated domestic curtilage. Historic aerial photographs show that the site was once a glasshouse site with a large number of glasshouses. All of these have now been removed from the site and so it is not considered to represent a redundant glasshouse site and Policy OC7 is therefore not engaged.

Policy OC1 provides for new housing Outside of the Centres only where it is achieved through the subdivision of an existing dwelling or the conversion of a redundant building. As this application proposes the conversion of a redundant packing shed and boiler house, the principle of residential development on this site is considered acceptable in the context of Policy OC1.

Policy GP16(A) provides for the conversion of redundant buildings subject to meeting the requirements of a number of criteria. Each has been addressed in turn below;

Policy GP16(A) states that *the conversion of an existing building will be supported where:*

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

The horticultural use of the site has ceased since the clearance of the glasshouses and the land has been returned to agricultural use. The application notes that the land is rented by the adjacent farm and used for the grazing of cattle who does not require the building due to the proximity and availability of the farmers own other buildings. The site visit indicated that the building is empty and is no longer in use for any horticultural or agricultural use. On this basis it is accepted that the building is redundant.

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; and,

The application proposes the establishment of a single residential unit.

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

The application is accompanied by a Structural Engineering appraisal of the building. The report concludes that the building is in good condition with no structural defects. The roof and timbers are in good condition having been replaced in the last 20 years and the concrete slab has no cracking or deformation. It is therefore concluded that the building is of sound and substantial construction and does not require extensive rebuilding or alteration. The demolition of the chimney, encapsulation of some asbestos within the roof, alterations to the fenestration and modest extension would not amount to extensive alterations.

The building, including the proposed extension has a total footprint of approximately 103m² which significantly exceeds both the Guernsey minimum accommodation standard for a four-person dwelling (53m²) and also exceeds the UK's best practice standard of 70m² for a

two bedroom, four-person dwelling. The third bedroom is too small to be considered as such, as it falls below the minimum 7m² standard for a bedroom.

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; and

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

There are no protected buildings within the immediate vicinity and the existing building has no particular architectural merit.

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; and,

The impact of the development on the character and openness of the landscape is an important consideration in this case (Policies GP15 and GP16(A)). In this respect, the clearance of the chimney and water tank are welcomed, however, the introduction of the 2m high boundary wall with 1.8m high gates, as originally proposed are considered to have an impact on the character and openness of the landscape and revised plans have been submitted showing a more suitable wall and gate height of 1.5m.

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

The scale and significance of the single storey pitched roof extension is considered to be modest and reasonable, forming less than 20% of the original floor area.

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

The distance of 35m between the proposed dwelling and neighbouring residential properties is sufficient to safeguard the amenities of neighbouring residents, and the mature boundary hedge helps to secure this. The distance between the pool area and the proposed window to the eastern elevation is approx. 25m, and although the packing shed is set at a slighter higher land level, the separation distance alone is sufficient to prevent significant harm to amenity. The creation of a parking area and provision of a small shed to the eastern boundary is unlikely to have a significant impact, given the existing unfettered agricultural use of the land and potential for noise and disturbance generated from the agricultural use.

There is likely to be a limited increase in the use of the track and access, although this is not significantly different from the potential for an intense and unrestricted use of the track for agricultural purposes. It is therefore unlikely that the proposed development will cause any significant noise or disturbance to neighbouring amenity. The proposal would also have only a limited impact on road safety and traffic management within the area (IP9).

Noise, disturbance, and dust arising from construction works would be temporary and short term in nature and the resulting disturbance would not be sufficient to warrant the refusal of the application.

The natural light spillage from the internal lighting of the proposed dwelling is not considered to be significantly harmful in terms of amenity to neighbours or the countryside.

The proposed dwelling includes adequate parking and amenity space. The proposal would provide a good living environment for the occupiers of the dwelling.

Extension of Curtilage

The Strategy for Nature requires all applications involving the change of use of agricultural land to domestic garden to be accompanied by information demonstrating environmental benefits in respect of biodiversity that will be incorporated should planning permission be granted.

A Biodiversity Statement has been provided which includes proposals for native species planting, earthbank, and the creation of a wildflower meadow. This will be conditioned to be secured and will provide the required biodiversity enhancements necessary.

The land is within an APA and the redundant glasshouses have already been demolished and the land cleared and is being put to agricultural purposes. The proposed change of use has been reduced through revised plans and is now limited to a restricted area to the east, close to the existing access and the surrounding residential development. The proposal therefore allows for the majority of the site to contribute to the agricultural use of the land would have no unacceptable impacts on the character and openness of the landscape, in accordance with Policies GP15, and GP16(A).

Other issues:

The proposed access has been revised to reduce the height of the wall and gates at the site entrance to better reflect the rural location of the site and character of the area. The revised plans show a wall height of 1.5m and open field design gate of 1.5m in height, these are considered appropriate under GP8 and GP1.

The conversion of the building includes installing permeable paving, internal insulation and modern windows/doors and information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

The comments of The Office of Environmental Health and Pollution Regulation are set out in full above. Due to the former use of the site, there are concerns about the potential for contaminated land and it is recommended that investigations and if necessary, remediation works are undertaken to address this.

Summary

The conversion of the buildings to a dwelling and the clearance of the remainder of the redundant glasshouse site represents an effective and efficient use of the land. The single storey accommodation provides flexible and adaptable accommodation, and the proposal accords with Policy GP8.

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; the effect of the proposed which the site could be put without further planning permission; 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 not impact on any protected buildings, trees, monuments or on any Sites of Special Significance.

For the reasons set out within this report the proposal complies with the relevant provisions of the Island Development Plan and satisfies the other relevant material planning considerations; it is therefore recommended that planning permission be granted with conditions.

Date: 19/02/2025