

**THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005**  
**AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)**  
**ORDINANCE, 2007**

## **NOTIFICATION OF GRANT OF PLANNING PERMISSION**

**PROPOSALS:** Change of use of agricultural land to domestic garden (1,494 sq.m.).  
Convert, extend and alter building/barn to dwelling (residential Use Class 1) with associated works. Alterations to 1st floor fenestration to existing dwelling (Northbrook).

**LOCATION:** Northbrook, Grand Douit Road, St. Sampson.

**APPLICANT:** Mr J Newsom

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:** 26/02/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/12/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** JM Design Limited - 2413-02 PD/01A, PD/02A, 03A & 04.

**Application Ref:** FULL/2024/1989

**Property Ref:** B015260000

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

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

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

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

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

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

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

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

5. No development, including demolition and site works, shall begin until a Preliminary Roost Assessment and breeding bird survey of the outbuilding has been undertaken and details of the results and any proposed mitigation measures to be included in the design of the converted building have been submitted to and approved in writing by the Authority. The approved mitigation measures shall then be completed in accordance with the approved details.

Reason - To ensure that any protected species present are not impacted by the works in the interests of biodiversity.

6. No development, excluding demolition and site works, shall begin until a revised landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority (see comments in other remarks):

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting; and
- iii) planting schedules, noting the species, sizes, numbers and densities of plants.

Reason - To make sure that a landscaping scheme for the development is agreed, in the interests of biodiversity and the visual amenity of the area.

7. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 6, 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 a landscaping scheme for the development is implemented, in the interests of biodiversity and the visual amenity of the area.

8. Prior to the first occupation of any part of the development or completion of development whichever is the sooner, all works to the roadside boundary walls including the ends of the new and altered opening shall be finished off using stone to

match as closely as possible the type, colour, texture, method of bonding and pointing of the existing roadside wall.

Reason - In the interests of visual amenity.

9. Prior to the first occupation of any part of the development, the first floor bedroom window in the south elevation of the existing dwelling shall be blocked up in accordance with the approved plans.

Reason - To protect the reasonable amenities of the occupiers of the dwellings.

**Expiry Date: This permission will cease to have effect on 26/02/2028 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>.

With regards to condition 6, it is recommended that the proposed species selection and the location of the wildflower area is amended to address the comments of Agriculture, Countryside and Land Management Services.

#### **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](http://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](mailto: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/2024/1989  
**Property Ref:** B015260000  
**Valid date:** 18/12/2024  
**Location:** Northbrook Grand Douit Road St. Sampson Guernsey GY2 4WG  
**Proposal:** Change of use of agricultural land to domestic garden (1,494 sq.m.). Convert, extend and alter building/barn to dwelling (residential Use Class 1) with associated works. Alterations to 1st floor fenestration to existing dwelling (Northbrook).  
**Applicant:** Mr J Newsom

**RECOMMENDATION** - Grant: Planning Permission with Conditions:

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

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(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. No development, including demolition and site works, shall begin until a Preliminary Roost Assessment and breeding bird survey of the outbuilding has been undertaken and details of the results and any proposed mitigation measures to be included in the design of the converted building have been submitted to and approved in writing by the Authority. The approved mitigation measures shall then be completed in accordance with the approved details.

Reason - To ensure that any protected species present are not impacted by the works in the interests of biodiversity.

6. No development, excluding demolition and site works, shall begin until a revised landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority (see comments in other remarks):

- i) the treatment proposed for all ground surfaces, including hard areas;
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Reason - To make sure that a landscaping scheme for the development is agreed, in the interests of biodiversity and the visual amenity of the area.

7. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 6, 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.

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Reason - In the interests of visual amenity.

9. Prior to the first occupation of any part of the development, the first floor bedroom window in the south elevation of the existing dwelling shall be blocked up in accordance with the approved plans.

Reason - To protect the reasonable amenities of the occupiers of the dwellings.

## **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>.

With regards to condition 6, it is recommended that the proposed species selection and the location of the wildflower area is amended to address the comments of Agriculture, Countryside and Land Management Services.

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## **OFFICER'S REPORT**

### **Site Description:**

The site comprises of a traditional detached dwelling fronting onto Grand Douit Road with a large detached outbuilding to the rear (south), a former horticultural site which has largely been cleared and is now laid to grass and which includes a tarmac track along the west boundary leading to a large storage shed. The site is located Outside of the Centres.

### **Relevant History:**

Sept to Oct 2024 – PREA/2024/1305 – Pre-application advice regarding convert outbuilding to a dwelling.

17/10/2023 – FULL/2023/1449 – Permission granted for the change of use of agricultural land to domestic garden (412sqm), demolish and alter wall to widen existing vehicle access and create new access and hard standing.

16/03/2015 – FULL/2014/3112 – Permission granted for the change of use of packing shed from horticulture/agriculture to storage/distribution (Use Class 30).

04/12/1975 – Permission granted to create office/store within outbuilding.

### **Existing Use(s):**

Residential use class 1: dwelling house  
Agriculture use class 28

### **Brief Description of Development:**

Planning permission is requested to convert, extend and alter outbuilding to create a 3 bedroom dwelling (residential Use Class 1) and including erect a single storey extension to the rear (south) elevation, alterations to fenestration and demolish

lean-to store; change the use of a parcel of agricultural land measuring 1,494sqm to domestic land to serve the existing and proposed dwellings; block up a 1<sup>st</sup> floor window in the south elevation of the existing dwelling; alter and widen the existing access to serve the existing dwelling; and create a new access to serve an existing store and the proposed dwelling.

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

Policy OC1: Housing Outside of the Centres

Policy OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas

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 IP6: Transport Infrastructure and Support Facilities

Policy IP7: Private and Communal Car Parking

Policy IP9: Highway Safety, Accessibility and Capacity

**Representations:**

One letter of representation was received on behalf of La Société Guernesiaise, main points as follows:

- Concerned over the reclassification of agricultural land to domestic curtilage. However, as the Island Development Plan permits the consideration of such applications, we seek to optimise ecological gains wherever possible.
- We have been unable to view this application during the publication period and therefore cannot determine if biodiversity measures were included or if they were adequate in relation to the scale of the proposed curtilage extension.
- La Société would be able to assist with matters relating to biodiversity measures, for example to arrange surveys and to provide recommendations of how the land could be enhanced in terms of its ecological value by native planting and ongoing maintenance.

**Consultations:**

**Agriculture, Countryside and Land Management Services, 27/01/2025**

“We are writing in relation to the proposed conversion and extension of a barn and the change of use of agricultural land to domestic curtilage at the property Northbrook, St Sampson.

We note that the barn proposed for alteration and extension has been left redundant since 2013. This leaves the potential for it to be used by breeding birds reliant on built structures (such as house martins, swifts, and swallows) as well as roosting bats. Therefore, a Preliminary Roost Assessment (PRA) and breeding bird

survey should be undertaken by a suitably qualified ecologist to understand how the barn is currently being used by both bats and birds. The results of these surveys should be used to determine which management measures are required during the demolition of the current roof, to ensure compliance with the Animal Welfare Ordinance, and inform what mitigation measures should be included in the design of the new building to ensure that there is a net enhancement in biodiversity.

As of 2021, biodiversity enhancement is required for any conversion of agricultural land to domestic curtilage. We note that there has not been a formal assessment of the current biodiversity of the site, however it has been described in the landscaping scheme as “naturalised with undesirable, invasive genus which have been partially managed.” Photos of the site from 2023 show the area to be overgrown by pampas grass. This is an invasive non-native species (INNS), and therefore renders the land to currently be of low conservation value so we note that the amendments made through the landscaping scheme, further to our comments below, would likely result in a net increase in biodiversity.

However, the applicant should take particular care when clearing the site as the dense, undisturbed vegetation is likely to support populations of slow worm and small mammal. They may wish to consult with a suitably qualified ecologist for advice on clearance methods which may mitigate the disturbance to these animals and ensure compliance with the Animal Welfare Ordinance. Caution should also be taken when removing and disposing of pampas grass to ensure no seeds or roots are left on site (noting that pampas grass spreads seeds easily when disturbed), to ensure it does not regrow following the landscaping amendments.

We welcome the effort to improve biodiversity through the landscaping scheme, however, we recommend the following amendments to the landscaping to ensure biodiversity enhancement is fully achieved:

- Omission of holm oak (*Quercus ilex*) from the tree hedging. This is included within the Landscaping Recommendations “as a part of a new native hedge” however this species is not native to Guernsey and has been proven to become invasive.
- Consider planting wild privet (*Ligustrum vulgare*, a native species) rather than sweet bay (*Laurus nobilis*) as the dividing hedge. Unlike sweet bay, wild privet flowers in the summer and therefore provides nectar for insects as well as food for birds hence making a better wildlife contribution.
- Relocation of the wildflower patch. Whilst we welcome the species selection for the wildflower patch, it is currently proposed to be sown under the tree copse which will not allow for adequate light to reach the seeds, meaning that the flowers may not survive. We recommend this is revised to be planted away from the trees. We also suggest that the applicant ensures that consideration has been given to the management needed to sustain the wildflower growth (such as cutting and raking in autumn).
- Reconsidering the species in the copse planting. In order to maximise contribution to biodiversity on site, we would recommend planting native

species of trees within the tree copse. In particular, we note the proposal to plant June berry (*Amelanchier arborea*) and red twig lime (*Tilia platyphyllos*) which are both non-native species, so we would recommend these are removed from the planting scheme.

Should the Authority approve the application, the above recommendations (i.e., the provision of a PRA, breeding bird survey, and the associated management measures, as well as a revised landscaping scheme) could be secured through suitably worded conditions, although the Authority may wish to see the results of these ahead of determining the application to ensure that the proposed development is able to achieve an enhancement in biodiversity.

Please do not hesitate to contact us if you have any queries about this response and we would also be happy to discuss the points raised with the applicant or their representative”.

The Office of Environmental Health and Pollution Regulation, 17/02/2205

“I have reviewed the proposed plans for the above site which include the change of use of agricultural land to domestic garden and alterations to convert a building to a residential dwelling at the above site. There is an issue of concern that I must raise.

I have interrogated Guernsey Historic Maps, Historic Orthophotos, and Cadastre Registry of Land which show there were once heated greenhouses at the site. There is consequently the potential for the land to be contaminated. I would therefore recommend that the following condition is attached to any consent granted for this application:

- 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”

#### Informative/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>”.

#### **Summary of Issues:**

The main issues in deciding this application are:

1. Whether the existing building is redundant

2. Whether the existing building is of sound and substantial construction and is capable of conversion to a residential use without extensive alteration or rebuilding.
3. The impact of the development on the character and openness of the landscape.
4. The impact on the amenities of neighbouring residents.

**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).**

Policy OC1 provides scope for the conversion of existing redundant buildings to dwellings Outside of the Centres provided that specific criteria as set out in Policy GP16(A) are met.

The site comprises of a traditional detached dwelling fronting onto Grand Douit Road and a former horticultural site. The horticultural use of the site was established by 1898 and the outbuilding the subject of this application was constructed between 1898 and 1938. Between 1963 and 1979 an additional packing shed was constructed to the south of the site. In 1975 permission was granted to create an office and enclosed store within the outbuilding with the remainder of the outbuilding indicated as an open store. Half of the glasshouses to the south of the dwelling were removed between 2009 and 2013, and all glasshouses were removed by 2016. In October 2023 (FULL/2023/1449) planning permission was granted for the change of use of agricultural land to domestic garden, the outbuilding was within the approved domestic curtilage.

The agent advises that the property has been in the ownership of their clients family since the 1960's. It is advised that the outbuilding was used in association with the former horticultural use of the site for storage and as an office. The horticultural use of the site ceased in 2013 and the outbuilding has remained redundant since then. In support of this the agent notes that the former office remained undisturbed at the time of their visit and other features related to the horticultural use of the site remain such as a toilet and tap. The agent also highlights that the outbuilding has not been upgraded or adapted since the horticultural use ceased and highlights characteristics of the outbuilding that could limit its use for domestic purposes, such as it being unsecured. The agent concludes that despite the proximity of the outbuilding to the dwelling and its designation within the recognised domestic curtilage, no change of use has been sought for the building to a domestic use and the evidence suggests that the outbuilding has not been used for domestic storage/purposes since the horticultural use ceased.

The outbuilding is located in close proximity to the rear elevation of the dwelling and is within the recognised domestic curtilage of the dwelling as approved in October 2023. However, it is agreed that the original use of the outbuilding was likely to be related to the former horticultural use of the site, with this also indicated by the approval for the office and store in 1975. Although the proximity to and relationship with the dwelling gives the impression that the outbuilding may have been used for domestic purposes in association with the dwelling (or at least in part), particularly since the glasshouses were removed, there is no evidence of a domestic use of the outbuilding and the information submitted indicates that the outbuilding has simply been redundant and unused since the glasshouses were removed. In addition, although the outbuilding was within the domestic curtilage approved in October 2023, it is understood that the dwelling has been unoccupied since October 2023 and the approved landscaping and biodiversity measures have not been implemented. The former horticultural use of the land has ceased, the glasshouses have been cleared and the information submitted has demonstrated that the outbuilding is redundant and is no longer required for its last known purpose as an outbuilding associated with the horticultural use of the site.

The structural report concludes that the granite wall structure is of sound and robust construction and is in good condition for a building of this age and type. The roof rafters are adequate for their current purpose, except from some areas of localised decay due to water ingress. The unfelted slate roof covering requires replacement and affected timbers can be repaired/replaced as necessary. It is also advised that steel purlins would provide enhanced support and would remove any lateral thrust from the rafters at eaves level resulting from the heavier finishes to the replacement roof.

Although the roof covering is proposed to be replaced, the principal structure of the building, including the walls and roof timbers are retained. Other alterations to the building are largely confined to existing openings. The size and nature of the proposed extension is modest and as a whole the information submitted is sufficient to demonstrate that the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding.

The outbuilding is not a protected building but by virtue of its traditional design and materials, the outbuilding does make a positive contribution to the character and appearance of the area. The proposed alterations are largely sympathetic to the traditional design of the outbuilding. Whilst the proposal includes a modern flat roof extension which contrasts with the traditional design of the outbuilding, by virtue of its relatively modest scale and single storey nature and its siting to the rear, the extension would have a limited impact on the character and appearance of the wider area. The installation of a replacement natural slate roof would enhance the contribution of the outbuilding to the character and appearance of the area. Overall the proposal would have no unacceptable impacts on the contribution of the outbuilding to the character and appearance of the area.

The site is partially bounded to the east by neighbouring residential properties. A window is proposed in the east gable of the existing dwelling but the distance to the neighbouring property is sufficient to prevent any undue privacy issues. The fence will provide adequate separation between the existing and proposed dwellings and blocking up the first floor window in the south elevation of the existing dwelling will prevent intervisibility issues. The proposal is unlikely to result in any unacceptable adverse effects on the amenities of the neighbouring properties.

The proposal to extend the domestic curtilage falls to be considered principally under Policies GP1, GP15 and GP16(A) of the Island Development Plan.

The site is not within an Area of Biodiversity Importance or an Agriculture Priority Area, no existing boundary features are proposed to be removed and the proposed change of use would not of itself have an adverse impact on or affect the amenities of neighbouring residents.

The application site is located in a semi-rural area characterised by ribbon development of mainly residential properties along the highways with areas of agricultural and undeveloped land to the rear. The land the subject of this application is partially visible from Grand Douit Road with the existing dwelling and neighbouring properties limiting views from the highways. Although the proposal amounts to a significant incursion into the open and undeveloped land to the rear, the site is bounded to the east by residential properties and to the west by an industrial yard. As a result, the land does not form a significant part of a wider area of open land and the proposed change of use of the land is unlikely to have a significant adverse effect on the character and openness of the landscape, in accordance with Policies GP1, GP15 and GP16(A).

The proposed dwelling would exceed minimum internal space standards as set out under the Building Regulations and the best practice minimum internal space standards which are published on the Authority's website. The dwelling would have adequate daylight and privacy and would benefit from a generous provision of outdoor space and an attractive outlook. The proposed and existing dwelling would provide a satisfactory living environment.

The application is accompanied by a landscaping and biodiversity gain report. The comments of Agriculture, Countryside and Land Management Services are set out in full above. Agriculture, Countryside and Land Management Services advise that due to the site being overgrown by pampas grass, the land is currently of low conservation value and the measures proposed including tree and hedge planting and the creation of wildflower meadows are likely to result in a net increase in biodiversity. However, it is noted that care is required during the clearance of land so as not to disturb slow worms and small mammals or to spread pampas grass seeds and recommendations are made to improve biodiversity through revisions to species selection and the siting of the wildflower area. In addition, due to the nature and condition of the existing building and the length of time that it has been unused, it is recommended that a Preliminary Roost Assessment and breeding bird survey is

undertaken to understand if and how the outbuilding is currently being used by bats and birds and to establish whether mitigation measures are required to be included in the design of the converted building. Provided that the landscape scheme is updated and surveys are undertaken to understand and if necessary mitigate the impact of the conversion of the outbuilding on bats and birds (these aspects can be dealt with by condition), the development is likely to provide proportionate biodiversity enhancements, taking into account the size of the area of land involved.

To address the concerns raised by the Office of Environmental Health and Pollution Regulation regarding the potential for contaminated land, it is recommended that a condition is attached to the decision.

The alterations to the roadside wall including lowering the height of the wall and the creation of an additional access will enhance the sightlines from the access points whilst retaining sufficient enclosure along the highway and respecting the character of roadside boundaries. As a result, the proposal will enhance road safety and will have no significant adverse effects on the character and appearance of the area.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved.

**Date:** 24/02/2025