

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 existing building, erect 4 dwellings and associated works.

LOCATION: Passiflora, Route De Plaisance, St Peters.

APPLICANT: Passiflora (1989) Limited

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: 10/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/12/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Paul Vaudin & Associates Ltd - 19-024-45C, 46C, 47D, 48F, & Site Waste Management Plan

Application Ref: FULL/2024/2011

Property Ref: F000010000

Conditions and reasons:-

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

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

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

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect

unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

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

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

4.Prior to installation, precise details of the fencing proposed to the west boundary of the site shall be submitted to and agreed in writing by the Authority. Prior to the occupation of each unit, the fencing associated with that unit shall be erected in accordance with the approved details.

Reason - To secure the appropriate definition of the property boundaries and to minimise the effect of the development on the privacy and amenities of nearby residents.

5.Prior to installation, full details of the solar panels, permeable paving and electric vehicle charging points shall be submitted to and approved in writing by the Authority. Prior to occupation of the dwellings hereby approved, the panels and charge points shall be installed and made operational and the surfacing 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 Policies OC1 and GP9.

6.Prior to the occupation of the associated unit, the first floor windows to be installed in the west elevation of Unit 4, the south elevation of that unit and the south elevation of Unit 3, as identified on the proposed plan, shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and the lower panel shall be fixed shut. The windows shall thereafter be retained in this form at all times.

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

7. Prior to the occupation of each unit, the provision for cycle storage for that unit shall be provided in accordance with the approved details. The provision for cycle storage shall be retained at all times.

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

8. 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 09/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of potential archaeological interest. Your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. Should any items of archaeological interest be uncovered during the course of works, it is requested that the States Archaeologist, Culture & Heritage Service, be notified. 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/2024/2011
Property Ref: F000010000
Valid date: 03/12/2024
Location: Passiflora Route De Plaisance St Peters Guernsey GY7 9AA
Proposal: Demolish existing building, erect 4 dwellings and associated works.

Applicant: Passiflora (1989) Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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

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

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

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

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

4. Prior to installation, precise details of the fencing proposed to the west boundary of the site shall be submitted to and agreed in writing by the Authority. Prior to the

occupation of each unit, the fencing associated with that unit shall be erected in accordance with the approved details.

Reason - To secure the appropriate definition of the property boundaries and to minimise the effect of the development on the privacy and amenities of nearby residents.

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Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policies OC1 and GP9.

6. Prior to the occupation of the associated unit, the first floor windows to be installed in the west elevation of Unit 4, the south elevation of that unit and the south elevation of Unit 3, as identified on the proposed plan, shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and the lower panel shall be fixed shut. The windows shall thereafter be retained in this form at all times.

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

7. Prior to the occupation of each unit, the provision for cycle storage for that unit shall be provided in accordance with the approved details. The provision for cycle storage shall be retained at all times.

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

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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 potential archaeological interest. Your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment. Should any items of archaeological interest be uncovered during the course of works, it is requested that the States Archaeologist, Culture & Heritage Service, be notified. The Archaeology team can be contacted on 01481 220729 or 01481 220722 , or mobiles 07781 102219 or 07911 721210 .

OFFICER'S REPORT

Site Description:

The application site is located to the south-west of Route de Plaisance and to the north-west of La Rue des Fosses in St Pierre du Bois, Outside of the Centres as designated within the Island Development Plan.

The site comprises a former lodging house, now falling within Residential Use Class 1 in the Land Planning and Development (Use Classes) Ordinance, 2017, and a parking area behind that building. The site previously included a terrace of four dwellinghouses, located immediately to the south-west of the building at the application site, however those dwellinghouses are now in separate ownership. The application site is accessed via a gateway in the south-east boundary, which also provides access to the adjacent dwellinghouses and associated garage. Further dwellinghouses are located to the north-west and south of the application site. The land across the roads to the north and south-east is open agricultural land.

Relevant History:

Pre-application enquiry regarding potential for residential development.

FULL/2024/2010 Subdivision of existing building to create 5 flats (Use Class 2) and associated works. Approved 11/04/2025

FULL/2025/0424 Convert and extend building (garage to south of application dwelling) to create dwelling, change of use of agricultural land to domestic garden (1,950sqm) and associated works. Approved 04/09/2025

Existing Use(s):

Residential Use Class 1

Brief Description of Development:

Permission is sought to demolish the existing building and to construct 4no 3 bed dwellings, in the form of 2no semi-detached pairs. As part of the proposal it is proposed to enclose the rear amenity spaces of each dwelling with fencing, to remove the hedging along part of the north boundary and to form a new pedestrian access in the north boundary to serve Units 3 & 4. Bin storage is to be installed in the front amenity areas of each unit, and cycle stores to the rear.

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

OC1	Housing Outside of the Centres
GP8	Design
GP9	Sustainable Development
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking
IP9	Highway Safety, Accessibility and Capacity

Representations:

One letter of representation received in respect of this application and the determined application FULL/2024/2010, referenced above, making the following points:

- It is not clear how this application will address the housing crisis, the issue being more of affordability, and the application states that the same number of people will be housed;
- The building at the site was an attractive period building with an impressive frontage and just needs some renovation;
- The buildings will be closer to the road, wider on the site and with limited external space and would be out of character with the line of surrounding period buildings set in large open spaces and would enclose the open corner;
- The limited building frontages will be dominated by storage sheds;
- Boundary hedging is to be removed, removing screening from the property;
- The other sites referenced are in a different context and not the prominent location of this site;
- Unit 4 will be particularly dominating in views from the road and in terms of impacts on neighbour amenity;
- Parking is inadequate:
 - o A change in the nature of occupancy would likely result in a higher car ownership;
 - o There is no off-site parking nearby;
 - o There is no parking for visitors, and this is likely to result in displaced parking elsewhere along the Plaisance Road or the adjacent Ruelle Tranquille, resulting in road safety concerns;
- Waste collection to the front of the site is unsafe;

- Opening additional accesses in the front boundary is unsafe, it is a dangerous road for pedestrians and is likely to result in vehicles stopping on the solid white line for loading/unloading/deliveries;
- Impacts on neighbour amenity:
 - o Reduction of accessible space to the unit immediately to the south-west;
 - o Right of way and rubbish storage for chalets
 - o Overshadowing of neighbouring amenity space
- The site is too cramped to achieve 4 units with comfortable external proportions.

A further letter received in respect of the revised submission reiterating concerns previously raised in respect of the size of the development, traffic and road safety and making the following additional comments:

- The proposal could set a precedent for similar developments at other properties within the area, having a significant impact on character;
- There is insufficient parking for properties of this size, and it is probable that overspill parking from those properties, either for the occupiers or visitors, and potentially for waste collection will be in front of the adjacent properties to the west, impacting on the amenity of that property.

Consultations:

States Archaeologist comments as follows:

I would like to make a brief comment on this application. There is some placename evidence to suggest that a prehistoric dolmen or similar structure was located in the vicinity of this site. There is also known prehistoric settlement from beneath the western end of the airport runway, approximately 400m distant. For these reasons I would be grateful if you could advise the developers to contact the States Archaeologist if anything of interest is uncovered.

Summary of Issues:

Whether the number of units proposed meets policy;

Whether the scheme is of broadly the same floor space and volume as the approved scheme;

Contribution of the existing building and proposed scheme to the character of the area;

Whether the proposal would comprise a significant enhancement in terms of sustainable design;

Whether the proposal would have adverse impacts on the amenities of neighbouring properties;

Whether the proposal would provide adequate amenity;

Whether parking provision is adequate.

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).**

Permission was granted under FULL/2024/2010 for the subdivision of the existing dwelling at this site to form five flats. Policy OC1 allows for the demolition and redevelopment of a building that has been granted such permission, without the need to implement that permission, provided that:

ii) the redevelopment scheme is of broadly the same floor space and volume as the approved subdivision scheme and the number of units approved in the subdivision scheme is not exceeded;

The proposal is for 4no dwellings. Whilst this represents a reduction in the number of units previously approved, Policy OC1 only requires that the number of units is not exceeded and, as the permission has not been implemented, only a single unit exists at the site and Policy GP12 (Protection of Housing Stock) would not be engaged.

The approved scheme was for 1no 1 bed, 2no 2 bed and 2no 3 bed flats and the proposed scheme is for 4no 3 bed dwellings. Policy however refers to residential units and makes no reference to the type of unit approved/proposed, and does not contain any requirement for the new units to be of the same type or number of bedrooms as the approved scheme or to reflect current housing requirements.

The floor space of the proposed scheme is comparable to that of the approved scheme and the volume of the proposed scheme comprises a slight reduction over that of the approved scheme.

iii) where the existing building makes a particular positive contribution to the character of an area the replacement building would make an equal or enhanced contribution to the character of that area;

The requirements of Policy GP8 (Design) reflect this criterion, and further require a development to achieve a good standard of design which makes an efficient and effective use of land and respects the character of the local built environment, whilst providing soft and hard landscaping where this reinforces local character and mitigates the impacts of the development.

The application site is prominently located on the outside of a bend on the south side of Route de Plaisance, and is visible from some distance along that road from the north-east. The site is also visible in views from that road to the north-west, and from along La Rue des Fosses to the south-east, although in longer views in those directions the site is obscured by adjacent built form/established planting.

The existing building is a substantial building of traditional form, proportions and design, which has been extended and altered over time, with further development having been undertaken immediately to the rear, forming four self-catering chalets (now dwellinghouses). The property immediately to the north-west comprises a traditional building set within a generous plot, with a further traditional building set to the north-west of that property, separated by a small parcel of open land. Further to the north-west the density of development increases and built form is generally mid-20th century. Across the roads to the north and south-east is open land. Beyond the open land to the east is a traditional property which has itself been subdivided and extended and a further mid-century property set between parcels of open land. Beyond and to the north of that property the density of development again increases.

Whilst the main building is itself of character, it is not a protected building and there is no policy requirement to retain that building, provided the replacement development is otherwise acceptable.

The existing building is of 2.5 storeys with a ridge height of 9.3m, and 2.5 storey wings to the side (north) and to the rear (west) and single storey extension to the side (south). The building extends 22.5m across the frontage and is set c12m back from the roadside and 10.5m from the north boundary with the adjacent property in that direction.

The proposed new units would be set 5-6.5m forward of the existing building line, and would extend to within 2.5-3m of the boundary of the property to the north. The units would be arranged as two pairs of semi-detached dwellings, with a ridge height of 9.3m.

The proposed buildings would step forward of the existing dwelling at the site, and those to the north-west. Given the spacings between the dwellings, established planting along the roadside of the adjacent properties, and the geometry of the road, this is not however considered to impact significantly on the character of the area.

The scale, bulk and massing of the dwellings, arranged as semi-detached pairs, is substantial, and would extend across the width of the site. Taking into account the scale of the existing building at the site, this is not however considered to comprise such an increase in building form as to significantly alter the character of the area and would not impact on any sense of openness or any views towards open land.

The proposed design, whilst not typical of the rural parishes, does take cues from the existing building at the site and is well considered in terms of form, proportions and detailing.

There is very limited existing soft landscaping at the site, restricted to a mature tree and a couple of conifers along the roadside boundary and a grassed area across the property frontage. The tree and conifers are to be removed as part of the application, and limited “screen planting” is to be introduced between the front amenity space of each pair of dwellings. It is not clear from the submitted plans, however it appears that the amenity space of each dwelling would be finished in grass. Whilst this does not represent a significant contribution in respect of soft landscaping, it is comparable to the existing situation. Whilst additional planting within the property frontages or along the south boundary may have some effect in softening the development, this is unlikely to be significant and would need to be carefully considered to ensure no impacts on visibility from the adjacent road junction. On balance therefore, in this instance, it is not considered necessary to require additional landscaping or to condition implementation of that proposed.

The proposed bin stores would be of a comparable height to the roadside wall. Positioned forward on the site, there is potential for these structures to create visual clutter, however the amended plans re-align these structures against the boundary wall, minimising impacts.

Fencing is proposed forward of the building line between the two pairs of dwellings. Following deferral it has been confirmed that this would be of limited height, limiting any visual impact. This is not clearly reflected on the submitted plans, however can be managed through condition.

On balance, the proposed scheme would therefore achieve an acceptable level of design, and the proposed replacement buildings would have an equal impact on the character of the area to the existing, in accordance with Policies OC1iii) and GP8 (Design).

iv) it can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design;

This criterion reflects the requirements of Policies GP8(f)&(g) (Design) and GP9(a) (Sustainable Development).

The application has been deferred twice to seek additional information to address this criterion.

The submitted information notes that the existing building has no insulation in walls, floors or roof and the windows would not meet current requirements. It is however noted that the approved subdivision scheme was designed to meet these requirements and the proposed demolition and rebuild would be permissible only on the basis that those works enable use of sustainable building and construction techniques not possible through the subdivision scheme.

The submitted information states that the development will use traditional construction techniques, however the materials from the demolished building will be

reused on site where possible, and new materials are stated to be sustainable, in terms of the material itself and the selected supply chain. The proposed buildings would meet the requirements of the Building Regulations, specifically in respect of thermal values.

The covering letter states that permeable surfacing is to be used on the external paths and the parking for Unit 1, however this is not specified on the submitted plans, and electric vehicle charging points are provided for each parking space and within the proposed cycle stores. Details and implementation of these features can be controlled by condition.

The revised proposal incorporates solar panels to the rear (south) roofslopes of all dwellings, details and implementation of which can be controlled by condition.

A Site Waste Management Plan has been submitted in support of the proposal, the implementation of which could be monitored by way of condition.

The proposed design is stated to be accessible, including layouts, door widths and staircases designed to allow for future installation of stair lifts, and the layouts are stated to be flexible to respond to changing needs, including ground floor bedroom and sanitary accommodation.

Overall, it is considered that the improvements in sustainable construction outlined within the application would be just adequate to meet the terms of this criterion, and, as set out above, implementation of the proposed features can be managed by condition.

v) it can be demonstrated that the new building can be constructed in such a way as to not have any increased adverse impacts on the character and openness of an area;

The impacts of the proposal on the character of the area are discussed above.

In respect of openness, the buildings replace an existing substantial building and reposition the built form closer to adjacent buildings to the north-west. The buildings would therefore be read amongst and against existing built form and would not significantly impact on the openness of surrounding land.

vi) it can be demonstrated that the new building can be constructed in such a way as to not have any increased impact on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area.

This criterion is reflected in Policies GP8(d) and GP9(b).

Neighbouring properties include the adjacent site to the north-west, the former chalets immediately to the south-west which previously formed part of the same ownership as the application site and a further property to the south. Permission

has also recently been granted for the conversion of the former garage building at the site to a dwellinghouse.

In respect of the property to the north-west, the proposal would extend the built form to within 2.5m of the property boundary, set towards the front of the site. The intervening boundary is formed by a 2-2.5m wall lined with some hedge planting and deciduous trees on the neighbours property. Given the size of the buildings and the proximity to the boundary, the proposal would give rise to a level of overshadowing and overbearing of the adjacent property. The application was initially deferred to seek a shadow analysis to demonstrate the level of impact, however the purported analysis provided is not adequate to sufficiently aid assessment. Notwithstanding the absence of a detailed shadow analysis, taking into account the size of the adjacent property, the position of the building on that property and the relative position of the new buildings, it is considered, on balance, that the degree of impact in terms of either overshadowing or overbearing would not be sufficient to warrant refusal of the application. In terms of overlooking, a single window is proposed at first floor level in the facing gable. That window would serve a bathroom, would be obscurely glazed and the lower half would be fixed shut, a matter which can be controlled by planning permission. The proposal would not therefore give rise to additional overlooking of the adjacent property.

In respect of the former chalets, the proposed development would relocate the built form away from those properties. Units 3 & 4 would overlap at a distance of 7m with the north-east facing gable of the chalets, which includes two facing windows at ground floor and one at first floor. The erection of fencing along the boundary between the sites would prevent any interface at ground floor level, and the use of directional obscure glazing and fixed lower sashes would limit overlooking from the first floor windows into the ground floor of the chalet building. At first floor level proposed windows would be offset from that in the chalet building and, with the fixed panes and obscure glazing, on balance, would not result in an unacceptable interface. Subject to conditions relating to the implementation of the fencing, obscure glazing and fixed panel, any impacts on the chalet buildings would not be sufficient to warrant objection to the application.

In respect of the property to the south, the position and orientation of the new dwellings would be similar to those of the existing buildings, and there would not be any significant change in impact on that property.

In respect of the approved garage conversion, the proposal would set the built form away from that structure, which itself is largely orientated away from the application site, and the proposals would not have any adverse impacts.

Amenity

The proposed dwellings provide good quality accommodation, with generally good levels of daylight and outlook and appropriate levels of amenity space. The dwellings have been designed to achieve a good relationship, avoiding overbearing,

overshadowing and any interface between windows. The proposals therefore accord with Policy GP8(d), in respect of the occupiers of the proposed development.

Access, parking and cycle storage

Parking provision on site would be altered slightly, reducing/re-positioning existing planters to provide 6 spaces along the north side of the parking area and introducing a single space to the rear of Unit 1. The provision would comprise 2 spaces per unit for Dwellings 2-4, and a single space for Dwelling 1.

Under the previous approval for subdivision of the building, it was noted that parking provision was limited relative to the size of the units proposed and that there is not an abundance of alternative provision in this area, and this remains the case in respect of the current application. As noted in the previous report, the Parking Standards however place emphasis on limiting parking provision and promoting alternative forms of transport. Taking into account the above, together with proximity to the St Peters and Forest West Local Centres, the location on a bus route and the provision of cycle storage, it is considered, on balance, that the parking provision remains acceptable in respect of the current application. It is noted that the parking space to Unit 1 is awkwardly located, however there remains scope to manoeuvre on site and this would not give rise to road safety concerns.

The proposal would retain the site access fundamentally as existing. The provision of two additional spaces would not result in a significant intensification of use of that access and would not give rise to any road safety concerns.

The application proposes the creation of one additional pedestrian access to the front of the site. This would not, in itself, give rise to road safety concerns and would not allow for parking or stopping in a location where it is prohibited.

Concerns raised in respect of waste collection from the front of the site are noted. Following deferral, the agent has confirmed that advice has been sought from both the Constables and their waste collection contractor, and no objections have been raised to the proposed arrangement. Whilst waste collection falls outside of the remit of this Service, it is appreciated that the location of the bin stores would tend to direct the likely location for waste collection. In this instance however, following the realignment of the stores and absence of objection from the relevant bodies, it is not considered that requiring relocation of the bin stores would be justified. That said, should relocation of the stores to the rear of each building be proposed, it is likely that could be supported.

Cycle storage is provided within the curtilage of each dwelling, implementation of which can be managed by condition.

The proposals would therefore accord with Policies IP6 (Transport Infrastructure and Support Facilities), IP7 (Private and communal car parking) and IP9 (Highway Safety, Accessibility and Capacity).

Accessibility and adaptability

Following deferral, information has been received stating that the proposed design adopts an accessible and adaptable “lifetime” layout plan, with provision for a ground floor bedroom and accessible door widths, and ramped approach is shown to the front entrance of the buildings. It is stated that stair lifts could be installed if required. The proposed dwellings are therefore accessible for all users with potential to adapt to suit any future changes in occupier needs, in accordance with Policy GP8 (f)&(g).

Following deferral, access ramps have been included to the front door of each property

Other matters

The former Hotel site has been legally divided, with the former self-catering units (now dwellings) to the south-west retaining a right of way along the north-west boundary to access Route de Plaisance through an existing pedestrian gateway in the roadside boundary. Those units do not have any other known rights in relation to the land to the north-east of those dwellings, excepting the right of way along the north-west boundary. This arrangement falls outside of planning control and the use of this right of way by the occupants of those units, be it simply to access the site or for the disposal of waste, falls outside of the scope of planning law.

Conclusion

On balance, the proposal is considered to accord with the purpose of the Law, planning policy and the material considerations of the Law and approval is recommended.

Date: 31/10/2025

