

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 dwelling, erect replacement dwelling, convert, extend and alter building to north of site to form a dwelling with associated works, infill existing vehicle access and create vehicle access to north-east boundary. Remove section of hedge to create agricultural access to south boundary.

LOCATION: Croix Du Lorier, Rue Du Lorier, St. Saviour.

APPLICANT: Mr M Holland

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: 16/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/12/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A 7 Design: 24-1571-P1- PD/01B, PD/02A, PD/03A, PD/04A, PD/05, & A7 letter dated 29/11/2024,

Application Ref: FULL/2024/2012

Property Ref: E009900000

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.The landscaping scheme and biodiversity enhancements shall be fully completed, in accordance with Plan 24-1571-P1 PD/01 Rev B, 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 satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to enhance biodiversity in accordance with the Strategy for Nature SPG.

5.No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

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

6.Details and a sample of the materials to be used for the areas of hard standing as shown on the drawing Ref: PD/01 Rev B shall be submitted to the Authority for approval. Only those materials agreed in writing by the Authority shall be used in carrying out the development.

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

7.Prior to first occupation of any part of the development hereby approved, plans to show the location of the electric vehicle charging points shall have been submitted to and approved in writing by the Authority and the charging points shall have been installed and made operational in accordance with the details approved. The development shall also be constructed in accordance with all other details set out in the letter from A7 Design (ref: Ref 24-1571-P1) dated 29/11/2024, under the heading 'Sustainability Design Statement in line with policy GP9 of the IDP 2016' unless any variation is agreed to in writing by the Authority.

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 first use of the new vehicle access point hereby approved, the ends of the new opening shall be finished off and the existing access point shall be closed permanently with an earthbank to match the remainder of the roadside boundary and the agricultural access (referred to as field access on the approved drawings) shall have been formed with the ends of the new opening finished off, all in accordance with the details shown on the approved plans Ref: PD/01 Rev B & PD/04 Rev A.

Reason - To minimise the number of points of access, in the interests of highway safety and to secure the satisfactory appearance of the completed development and to ensure that an access is provided to the agricultural field.

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

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

10. Prior to the first occupation of any part of the development hereby approved, the 1.8m high timber panel fence along the full length of the shared boundary between the replacement dwelling and packing shed to be converted shall have been constructed.

Reason - In the interests of residential amenity and to ensure that appropriate levels of privacy between the two units is provided in accordance with Policy GP8 of the IDP.

Expiry Date: This permission will cease to have effect on 15/04/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined in red on the submitted 1:2500 scaled location plan as forming the domestic curtilage associated with either the replacement dwelling or the converted outbuilding as hereby approved. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

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/2024/2012
Property Ref: E009900000
Valid date: 10/12/2024
Location: Croix Du Lorier Rue Du Lorier St. Saviour Guernsey GY7 9JT
Proposal: Demolish existing dwelling, erect replacement dwelling, convert, extend and alter building to north of site to form a dwelling with associated works, infill existing vehicle access and create vehicle access to north-east boundary. Remove section of hedge to create agricultural access to south boundary.

Applicant: Mr M Holland

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. The landscaping scheme and biodiversity enhancements shall be fully completed, in accordance with Plan 24-1571-P1 PD/01 Rev B, 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 satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to enhance biodiversity in accordance with the Strategy for Nature SPG.

5. No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

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

6. Details and a sample of the materials to be used for the areas of hard standing as shown on the drawing Ref: PD/01 Rev B shall be submitted to the Authority for approval. Only those materials agreed in writing by the Authority shall be used in carrying out the development.

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

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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 first use of the new vehicle access point hereby approved, the ends of the new opening shall be finished off and the existing access point shall be closed permanently with an earthbank to match the remainder of the roadside boundary and the agricultural access (referred to as field access on the approved drawings) shall

have been formed with the ends of the new opening finished off, all in accordance with the details shown on the approved plans Ref: PD/01 Rev B & PD/04 Rev A.

Reason - To minimise the number of points of access, in the interests of highway safety and to secure the satisfactory appearance of the completed development and to ensure that an access is provided to the agricultural field.

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

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

10. Prior to the first occupation of any part of the development hereby approved, the 1.8m high timber panel fence along the full length of the shared boundary between the replacement dwelling and packing shed to be converted shall have been constructed.

Reason - In the interests of residential amenity and to ensure that appropriate levels of privacy between the two units is provided in accordance with Policy GP8 of the IDP.

INFORMATIVES

The Authority does not recognise all of the land outlined in red on the submitted 1:2500 scaled location plan as forming the domestic curtilage associated with either the replacement dwelling or the converted outbuilding as hereby approved. The land recognised as domestic curtilage by the Authority is identified on the plan enclosed with this decision notice.

OFFICER'S REPORT

Site Description:

The application site comprises a single storey bungalow and outbuilding fronting onto Route des Clos Landais to the east with Rue du Lorier to the south. Surrounding the site the area comprises residential properties to the north, west, northeast and south with agricultural fields to the east. The site is a former horticultural site that was cleared of all glass between 1996 and 2001.

The site is situated Outside of the Centres and within the Agriculture Priority Area as designated in the Island Development Plan.

Relevant History:

The application has been the subject of pre-application discussions.

Existing Use(s):

Residential use class 1: dwelling house
Agriculture use class 28

Brief Description of Development:

Planning permission is sought to demolish an existing dwelling and to erect a replacement dwelling and to convert, extend and alter an existing outbuilding to form a dwelling. Permission is also sought to infill an existing vehicle access into the site and to remove a section of hedge and create an agricultural access along the southern boundary. A new vehicle access will be formed along part of the north-east boundary to serve both dwellings.

During the course of consideration, the application has been deferred to seek revised plans to address overlooking issues between the two residential units proposed.

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

Island Development Plan Policies

OC1: Housing Outside of the Centres
OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development
GP13: Householder Development

GP16(A): Conversion of Redundant Buildings
IP6: Transport Infrastructure and Support Facilities
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Representations:

None

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

1. Whether the principle of a replacement dwelling is acceptable in this location, its design and any impact on neighbouring properties
2. Whether the principle of conversion is acceptable and would satisfy the requirements of policy GP16(A)
3. Highway safety issues

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).**

Whether the principle of a replacement dwelling is acceptable in this location, its design and any impact on neighbouring properties

Principle of a replacement dwelling

In the case of proposals involving demolition and replacement of existing buildings, Policy GP13 requires consideration of the particular positive contribution that an existing building may make to the character of the area concerned. Proposals will be supported where the replacement would enhance the character of the area and make a more positive contribution to the area.

The existing dwelling is of no particular architectural or historic interest. Its form a (circa) 1960's single storey bungalow, is not altogether attractive nor does it make a positive contribution to the surrounding area. The proposed replacement dwelling would (for reasons discussed below) make a more positive contribution to the area thus enhancing its character.

For these reasons it is considered that the principle of demolition and construction of a replacement dwelling is acceptable in this location.

Design considerations

In addition to the design requirements of Policy GP13, Policy GP8 requires new development to achieve a high standard of design which respects and where appropriate enhances the character of the environment.

The application site is not within a Conservation Area or close to any Protected Buildings. There is a variety of building forms and styles in the surrounding area. Paragraph 19.9.5 of the IDP which forms the preceding text to Policy GP8 states that: *'In other, less sensitive areas' (not within Conservation Areas, Sites of Special Significance and Protected buildings), 'a good standard of design will be expected, however the Island Development Plan adopts a supportive position with regard to building design in these areas to enable the property owner to exert personal choice in design matters. This adopts the flexible and proportionate approach that underpins the Plan Objectives of the Island Development Plan.'*

Furthermore, Policy GP13 clearly sets out that a comparison should not be made between the impacts of the existing dwelling compared with the impact of the new. Policy GP8 paragraph 19.9.9 outlines that multi-storey buildings constitute a more efficient use of land than single-storey buildings.

Whilst it is noted that the bulk and massing of the proposed replacement dwelling is larger than the existing, it will be set on a large plot that is more than capable of accommodating the size of dwelling proposed. Furthermore, there is no uniform design of properties or palette of materials in the local area and a replacement dwelling (Le Petit Flaguees) of slightly larger proportions than that proposed has been constructed immediately to the southeast of the application site on the opposite side of Route Des Clos Landais. That site also shares similar characteristics to the application site, as it is located on a corner plot and the replacement dwelling is of a modern design using modern materials, similar, to those proposed for the application building. It is considered therefore that the proposal will not appear incongruous in the relatively open landscape setting. The proposed contemporary design and use of quality materials achieves a good standard of architectural design, and the introduction of a first floor demonstrates an efficient use of land.

The front elevation of the property (east facing elevation) is of similar proportions to the existing dwelling in terms of its overall width, but the massing of the elevation has been broken up with the introduction of setback elements, the introduction of covered elements and well positioned and designed fenestration. This improves the relationship of the proposed dwelling with Route Des Clos Landais. To the south elevation, fenestration is proposed at both ground and first floor level to ensure that an active façade (rather than a blank gable) is visible from Rue du Lorier, to improve its relationship. All other elevations of the proposal have been well designed with good levels of fenestration, set back proportions, a pitched roof dormer (north elevation)

and a balcony (west elevation) to break up the bulk and massing of the elevations and roof forms.

For the above reasons it is considered that the proposed design, size, form, bulk, and scale of the proposal is acceptable and would not cause a detriment to the visual character or appearance of the surrounding area or the immediate street scene. The proposal therefore complies with Policies GP8 and GP13 in this respect.

Impact on the amenities of neighbouring properties

GP8: Design indicates that new development will be supported where it is demonstrated that it will not have an unacceptable impact on neighbouring amenity and considers the health and well-being of the occupiers.

The proposed replacement dwelling would be situated in the area of the existing dwelling, which occupies a large plot. The site is capable of accommodating the replacement dwelling proposed, which would be served by ample external amenity space for enjoyment by future occupiers.

The siting of the replacement dwelling is such that it will not result in any significant overshadowing of adjoining properties and gardens.

As part of the scheme as originally submitted, views from the first floor dormer style window and a velux window in the north facing elevation faced directly into the garden area of the proposed conversion scheme (also the subject of this application). This presented an unacceptable degree of overlooking and a poor interrelationship between the two properties. The application was deferred to seek revised plans to address this issue. Revised plans have been submitted which show that the cill height of both the dormer window and the velux roof light have been increased to 1.650m above the finished floor level of the first floor which will prevent any overlooking in this direction.

Views from the balcony to the west will be over the garden area and into the agricultural fields in this direction. To the south a separation distance of circa 20m will remain between the replacement dwelling and the front elevation of the neighbouring property (Le Crotoy), which is sufficient to prevent any undue harm.

For these reasons it is considered that the proposed development will not result in unacceptable harm to the amenities of surrounding residential occupiers and the scheme accords with Policies GP8, GP9 and GP13 in this respect.

Whether the principle of conversion is acceptable and would satisfy the requirements of policy GP16(A)

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 a single storey bungalow with outbuilding immediately to the north. A review of cadastre records and the aerial imagery for the site confirms that the house, the outbuilding and a single span of glass first appeared on the 1963 map, constructed sometime between 1955 and 1963. Between 1963 and 1979 two further spans of glass had been erected to the west of the outbuilding and what appears to be a boiler house in the southwest corner of the site. By 2001 all but a small part of the glass immediately to the west of the outbuilding had been cleared from the site (cadastre records indicate that this occurred during 1997 and early 1998) and by 2006 this small span of glass had also been removed. In 2024 to facilitate the sale of the property, a request to define the residential curtilage was made to the Planning Service through a property search. The findings of the property search defined the domestic curtilage associated with the main dwelling to include the outbuilding and the area surrounding the outbuilding immediately to the northeast and west.

The agent advises that although situated within the residential curtilage and close to the main residential dwelling, the position, orientation, scale and functional design of the building all speak to its original lawful use having been to serve the vinery as a packing shed/store/workshop and not as an ancillary domestic outbuilding. To highlight this the applicants agent refers to the position of the double doors on the north-facing gable (impractically located at the furthest point away from the main dwelling but at the closest point to the original span of glass and the end gables of the later spans of glass), multiple windows in the east and west elevations (to provide natural light while working) and various produce export labels, hand written notes and phone numbers of local horticultural companies all still present within the building. 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 or land to a domestic use. In addition an affidavit (signed by the applicant) has been submitted by the applicants agent to confirm that the outbuilding is empty and has not been required/used for associated domestic purposes/enjoyment/storage and that the replacement dwelling has been designed and will be reconstructed with plentiful integral storage without the need to use the outbuilding for such use.

The outbuilding is located in close proximity to the north (side) facing elevation of the dwelling and is within the recognised domestic curtilage of the dwelling as identified as part of a property search in March of 2024. 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 the evidence presented by the applicant's agent having been witnessed on site (which included an internal inspection of the building). In addition to this evidence, attached to the south facing elevation of the outbuilding is a small, covered block-built outrigger which as referred to within the structural report, appears to have been a former toilet used by the workers, which again dissociates the use of the building from the dwelling.

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, particularly since the glasshouses were removed, there is no evidence of a domestic use of the outbuilding. In addition, although the outbuilding has been identified as falling within the domestic curtilage for the property, the property search to establish this was only undertaken in March 2024 and since that date, the property and the outbuilding have remained vacant/unoccupied.

To summarise therefore, the former horticultural use of the land has ceased, the glasshouses have been cleared and the information submitted which includes a signed affidavit 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 scheme therefore satisfies criterion (a) of Policy GP16(A).

The conversion of the building as proposed will result in the establishment of a residential dwelling and criterion (b) of GP16(A) is therefore satisfied.

As part of the application a structural report has been submitted which concludes that the existing packing shed is robust in its construction with solid concrete block loadbearing external walls built off concrete strip footings and that it is free from any significant foundation movement. Structural calculations of the existing structure (which are included within the structural report) demonstrate that the building can sustain the dead and imposed loads without the need for significant improvement or enhancement. The walls comprise pointed blockwork which are all free from any significant damage or displacement and whilst some of the window frames appear to be in poor condition from the outside, internally they are of reasonable condition.

Internally the roof structure is constructed from loose cut softwood timber trusses at approximately 1.2m centres which in turn support softwood timber eaves beams, purlins and ridge beams, all of which are in reasonable condition and support the corrugated asbestos roof sheets without any damage or displacement.

The external roofing material comprises asbestos sheeting which has damage to one of the corners resulting from the removal of surrounding vegetation. Localised repairs to the roof sheets will be undertaken, and the roof sheets will then be cleaned protected and encapsulated (details of the method involved are appended to the structure report).

The report and the submitted drawings demonstrate that the principal structure of the building, including the walls, roof sheeting, structure and timbers are all to be retained. Other alterations to the building are largely confined to alterations to an existing window opening, the removal of the existing outrigger to the south, the provision of internal insulation and a small porch extension to the north. 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 building therefore satisfies criterion (c) of Policy GP16(A).

The outbuilding is not protected and is not a building of character that contributes to the character of the surrounding area. The alterations proposed to the building and the boundary treatments to separate the residential curtilage from the replacement dwelling to the south and from the agricultural land to the west are sympathetic and will be in-keeping with the character of the surrounding area. As referred to above a small porch is proposed which would comprise a modest extension to the existing building. Criteria (d) to (g) of Policy GP16(A) are satisfied.

The site is bounded to the north by a neighbouring residential property, and the replacement dwelling (also forming part of this scheme) will form a neighbouring property. However, no windows or openings are proposed in the south elevation and the property to the north is circa 20m distance, which is more than sufficient to prevent any undue privacy issues. The proposed fence will provide adequate separation between this outbuilding and the proposed replacement dwelling to the south. The scheme is unlikely to result in any unacceptable adverse effects on the amenities of the neighbouring properties and criterion (h) of GP16(A) is therefore satisfied.

In summary therefore for the above reasons, the conversion of the outbuilding satisfies all of the criteria of Policy GP16(A) and the principle of the conversion to a dwelling as proposed is acceptable in principle and would also comply with policy OC1 of the IDP.

Highway Safety issues

The existing access in the southern boundary of the site onto Rue du Lorier will be closed with an earthbank constructed to match the remainder of the roadside boundary. Further west along the southern elevation of the site, where the domestic curtilage meets the agricultural land a new 4.9m wide vehicle access will be created to ensure that access to the agricultural field remains. It is worth noting that a hedge is to be planted to delineate the residential garden area from the agricultural land and the position of the hedge in relation to the access points will ensure that this will only serve the agricultural land.

Along the east boundary of the site a 5.2m section of hedgerow and earthbank will be removed to provide a shared access for both properties, with separate car parking areas for each dwelling. As part of the deferral, the amount of hardstanding proposed for the dwellings has been reduced to an acceptable level. Although the proposal will result in the loss of a section of earthbank and hedging a substantial length will remain that will continue to provide an appropriate boundary treatment in this rural area. Any harm to the character of the area would therefore not be so substantial to warrant the refusal of permission.

Suitable levels of car parking has been provided and a shed is included to the rear of the conversion scheme to provide suitable bicycle parking and sufficient space has been shown for the storage of 5 bicycles within the garage of the replacement dwelling.

Based on the above the proposal would not negatively impact on highway safety and complies with policies IP6, IP7 and IP9 of the IDP.

Other issues

A landscaping plan has been provided for the replacement dwelling and the conversion scheme which shows appropriate levels of native planting will be introduced to improve the biodiversity of the site in accordance with Supplementary Planning Guidance. The implementation of the landscaping scheme can be secured by planning condition to ensure that this is achieved.

A supporting statement has been submitted confirming that the requirements of Policy GP9 regarding energy use and current Building Regulations have been considered which confirms that amongst other things, permeable paving will be used for all areas of hardstanding and that electric vehicle charging points will also be provided to the car parking areas. A Site Waste Management Plan has also been submitted with a detailed account of how waste associated with the development will be disposed of.

Based on the contents of the supporting statement and the Site Waste Management Plan it is considered that the scheme has been designed to satisfy sustainability design principles and that the waste at this site will be appropriately controlled and disposed of in accordance with the Waste Management Plan (which can be controlled by condition) and the provisions of Policies GP9 & GP13.

Both the replacement dwelling and the conversion scheme have been designed to provide the future occupiers of the dwellings with flexible living accommodation and ample private amenity space. The scheme will provide access for all and enable future occupiers to remain in their properties for longer.

For the reasons above the proposal is acceptable in terms of the relevant policies of the IDP as referred to above, and approval is recommended subject to conditions. All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

Date: 08/04/2025

