

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 two dwellings with associated works and create two new vehicle accesses (revised scheme).

LOCATION: Les Trois Quartiers, Route De Cobo, Castel.

APPLICANT: Mr P Payne

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: 11/02/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 13/01/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Mark Frampton & Co. Ltd: 2024/659/03 & /04.

Application Ref: FULL/2025/0025

Property Ref: D013720000

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 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.

5.Prior to the commencement of any work in connection therewith a landscaping scheme of the site frontage and boundary areas, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) full details of tree and hedge planting
- ii) planting schedules, noting the species, sizes, numbers and densities of plants
- iii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

The new earthbanks shown on the approved plans shall be built in accordance with the 'construction' details set out in the Conservation Advice Note 3 (Earthbanks in Guernsey).

Reason - In the interests of visual amenity.

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

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

7.Prior to the commencement of any work in connection therewith, details of the proposed garden sheds shown on the approved plans shall be submitted to and approved in writing by the Authority. The shed shall be erected prior to the first occupation of the dwelling to which it relates and shall thereafter be retained at all times.

Reason - The information provided with the application does not include full details of the proposed sheds and the condition is required to ensure that the sheds are provided in order to offer occupiers with the opportunity for secure and covered cycle storage to provide alternative modes of transport to the car.

8.All boundary and retaining walls hereby approved shall be constructed and rendered prior to the first occupation of the dwelling to which they relate.

Reason - In the interests of visual amenity.

9.Notwithstanding the details shown on the approved plans regarding the erection of a low retaining wall and 1.8m high fence between the properties, confirmation of the height of the retaining wall shall be provided and confirmation of the height of the proposed fence and wall forward of any elevation of the dwellings hereby approved that fronts a highway shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details. No use or occupation of the buildings hereby permitted shall begin until the agreed scheme for boundary treatment has been fully completed and shall thereafter be retained as such at all times.

Reason - In the interests of visual amenity and to preserve the privacy of occupiers of the development.

10.Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2007 (or any other Ordinance replacing or re-enacting that Ordinance), no gate, fence, wall or other means of enclosure (other than the approved banks) shall be erected, constructed or placed along the north site boundary.

Reason - In view of the location of the site in relation to wider areas of open and undeveloped land, the erection of such structures as 'exempt development' may have an adverse impact on the character and appearance of the locality. This condition is imposed to make sure that any proposals can be properly considered.

11. Any new planting associated with the approved development shall not exceed 0.9m high within the 2m visibility splays for the two points of vehicular access shown on the approved plans.

Reason - To make sure that drivers leaving the access have adequate visibility of vehicles already on the highway.

12. Within four weeks of the new eastern access being brought into use, the existing site access to the east of the existing buildings shall be closed permanently in accordance with the approved plans.

Reason - In the interests of highway safety.

13. The development hereby permitted shall be constructed in accordance with the details set out on page 3 of the letter from Mark Frampton & Company which accompanies this application and the electric vehicle charging point and permeable paving parking and turning areas as shown shall be installed and made operational prior to the first occupation of the dwelling to which they relate.

Reason - In the interests of sustainable development.

Expiry Date: This permission will cease to have effect on 11/02/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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/2025/0025
Property Ref: D013720000
Valid date: 13/01/2025
Location: Les Trois Quartiers Route De Cobo Castel Guernsey GY5 7UP
Proposal: Demolish existing dwelling, erect two dwellings with associated works and create two new vehicle accesses (revised scheme).

Applicant: Mr P Payne

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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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.

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Reason - In the interests of visual amenity.

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

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

7. Prior to the commencement of any work in connection therewith, details of the proposed garden sheds shown on the approved plans shall be submitted to and approved in writing by the Authority. The shed shall be erected prior to the first occupation of the dwelling to which it relates and shall thereafter be retained at all

times.

Reason - The information provided with the application does not include full details of the proposed sheds and the condition is required to ensure that the sheds are provided in order to offer occupiers with the opportunity for secure and covered cycle storage to provide alternative modes of transport to the car.

8. All boundary and retaining walls hereby approved shall be constructed and rendered prior to the first occupation of the dwelling to which they relate.

Reason - In the interests of visual amenity.

9. Notwithstanding the details shown on the approved plans regarding the erection of a low retaining wall and 1.8m high fence between the properties, confirmation of the height of the retaining wall shall be provided and confirmation of the height of the proposed fence and wall forward of any elevation of the dwellings hereby approved that fronts a highway shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details. No use or occupation of the buildings hereby permitted shall begin until the agreed scheme for boundary treatment has been fully completed and shall thereafter be retained as such at all times.

Reason - In the interests of visual amenity and to preserve the privacy of occupiers of the development.

10. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2007 (or any other Ordinance replacing or re-enacting that Ordinance), no gate, fence, wall or other means of enclosure (other than the approved banks) shall be erected, constructed or placed along the north site boundary.

Reason - In view of the location of the site in relation to wider areas of open and undeveloped land, the erection of such structures as 'exempt development' may have an adverse impact on the character and appearance of the locality. This condition is imposed to make sure that any proposals can be properly considered.

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Reason - To make sure that drivers leaving the access have adequate visibility of vehicles already on the highway.

12. Within four weeks of the new eastern access being brought into use, the existing site access to the east of the existing buildings shall be closed permanently in accordance with the approved plans.

Reason - In the interests of highway safety.

13. The development hereby permitted shall be constructed in accordance with the details set out on page 3 of the letter from Mark Frampton & Company which accompanies this application and the electric vehicle charging point and permeable paving parking and turning areas as shown shall be installed and made operational prior to the first occupation of the dwelling to which they relate.

Reason - In the interests of sustainable development.

OFFICER'S REPORT

Site Description:

Les Trois Quartiers is a detached dwelling situated on a sloping site to the east of Route De Cobo. It is a one and a half-storey building which has been extended. Vehicular access serving the dwelling is located to the south of the property and a second access which falls within the domestic garden of the site is situated to the north of the dwelling and the track running east to the one and a half-storey cottage element of the building also falls within the recognised garden of Les Trois Quartiers. The pool house is situated to the east of the main building, adjacent to the parking/turning area that serves the property.

Land to the north of the site is open and undeveloped agricultural land and an area of open land is situated to the east of the pool and pool house.

The site is located Outside of the Centres and within an Agriculture Priority Area.

Relevant History:

FULL/2022/2135 - Demolish dwelling, erect 2 dwellings with associated parking and landscaping and create two new vehicular accesses (Revised Scheme) – granted 21/02/2023

FULL/2022/0444 - Demolish dwelling, erect 2 dwellings and landscaping. Infill and alter existing vehicle access, create new vehicle access and field access – refused 13/05/2022

FULL/2018/2912 - Sub-divide the existing dwelling into two residential units (units A & B) and extend pool house for use in connection with dwelling B with associated car parking and landscaping. Create new vehicular access, infill existing access and erect field gate – granted 07/03/2019

Existing Use(s):

01 dwellinghouse
28 agriculture

Brief Description of Development:

The application relates to the demolition of Les Trois Quartiers and the erection of two detached dwellings with gables facing Route de Cobo. The scheme proposes dwellings with mix of granite, render and timber cladding and a zinc covered roof and aluminium windows.

Each dwelling proposes open plan living accommodation, utility room, study/bedroom and WC/shower room on the ground floor and three bedrooms at first floor level, one en-suite and one family bathroom. A new vehicular access is proposed adjacent to the north site boundary serving unit B and new access is also proposed to the south of the site serving unit A.

External amenity space is proposed to the east of unit B and to the east and south of unit A. A timber shed is proposed in each garden for use as secure and covered cycle storage.

The scheme has been accompanied by a Site Waste Management Plan, a Sustainability Statement and information relating to the approved and proposed floorspace and volume – the volume being unchanged and the floor area being reduced from the previously approved scheme.

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

Island Development Plan Policies:

OC1: Housing Outside of the Centres
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development
IP6: Transport infrastructure and support facilities
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Representations:

None.

Consultations:

Traffic and Highway Services – commented on the previous proposal for a new access to the south of the site. The approved scheme saw the replacement of the main access with an access approximately 15m to the South East with a 4.2m wide bell-mouth (access width at the pavement edge being 7m). THS were satisfied that that the achievable visibility splay from the new access would enable sightlines of 33m in the direction of both oncoming and approaching vehicles and that the proposed field gate at the secondary access would not impact on the existing

sightlines, or have a detrimental effect on traffic movements in the road, as vehicles enter or egress the field via a gated entrance.

The site is situated in Route de Cobo, Castel. The road is classified as a Traffic Priority Route within the Traffic Management hierarchy. A speed limit of 35mph applies past the site. Therefore, a recommended sightline of 33m would apply.

The carriageway outside the site is 5.5m wide with a 1.2m pedestrian pavement outside the site.

The site is served by two existing accesses: The main access which serves the driveway and shared parking area is 5.7m wide and bounded by two low granite walls which are below 900mm in height. Sightlines in both directions from this access exceed the recommended standard. The secondary access serves the field to the North of the cottages and enables access to the rear of the cottages. Sightlines from this access also exceed the recommended standard in both directions

Summary of Issues:

The key issues in this case relate to the principle of demolishing the existing building and the erection of two dwellings on the site, the future living environment of occupiers of the development, the design and appearance of the proposed dwellings and their likely effect on the character and amenity of the locality and the potential impact on residential amenity and the impact of the development on the local area with regard to residential amenity and road capacity.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Principle of demolition and rebuild

Policy OC1 offers support for the demolition and redevelopment of a building that meets the aims of the earlier subdivision aspect of the policy without the need to implement a subdivision planning permission. Planning permission was granted under application reference FULL/2018/2912 for the subdivision of the existing dwelling into two residential units, Les Trois Quartiers (dwelling A) and Cottage (dwelling B). Although the original subdivision scheme has expired there remains an extant permission for the construction of two replacement dwellings and the current application represents a revised scheme to this extant permission.

The application to construct two new dwellings, following the grant of permission for the subdivision of an existing building to two dwellings, therefore accords with OC1 i.

Floorspace and volume

Based on the submitted information which has been reviewed, the scheme represents a development of broadly the same floorspace and volume as the approved subdivision scheme in line with OC1 ii.

Landscape character and openness of an area

On the whole, residential development in the vicinity is frontage development with the majority of properties facing Route De Cobo. This scheme sees the dwellings orientated with gables facing the road and representing frontage development rather than development in depth although since the previous approval the dwellings have been repositioned in their plots and are set further apart. This would not however, prevent visual access to the open land beyond to the rear of the site which the Service has consistently sought to protect.

At present, the dwelling adjacent to the road is set down into the site with basement storage/garaging and the scheme shows levels raised in this part of the site but with levels remaining lower than the road. Unit B as proposed would largely occupy the footprint of the existing building on the site whilst Unit A would be to the southeast and still addressing the road. It would not however occupy the footprint of the approved scheme. It also remains the case that the existing poolhouse building, to the east of the site is a single-storey flat roof building which has limited impact on the wider landscape character of the area.

The erection of replacement dwellings through Policy OC1 provides an opportunity to revisit the siting of dwellings (for sustainability and character/openness benefits) and should not be constrained by the existing site layout. Paragraph 16.1.10 outlines that there is potential to relocate a structure on the site or to use sustainable techniques to achieve enhancements that would not be possible through subdivision alone.

In view of the above therefore, the scheme retains visual access to the open and undeveloped land to the east of the site, contributing to the openness of the area when considering the open and undeveloped land to the north and east of the site and accords with Policy OC1 v., GP8 c. and GP1 c.

Design

The location of the site is such that the existing property, given the open nature of the site to the south, is prominent in the streetscene however the building has been substantially extended and altered over time. The existing building is not therefore considered to make a particular positive contribution to the character of the area.

The contemporary appearance of the proposed dwellings would make an equal contribution to the character of the area in accordance with OC1 iii.

The contemporary design of the dwellings proposed represents a good standard of architectural design that will respect the local built environment and with soft landscaping that would be appropriate in this location and which should help assimilate the development to its surroundings. Matters relating to external materials and landscaping can be controlled by condition where necessary.

OC1, GP8 and GP9 all relate to residential amenity and consideration must also be given to the future living environment of occupiers of the development. The scheme has been developed to provide occupiers with adequate sunlight and daylight (GP8). The open plan layout of the ground floor accommodation is such that it offers flexible and adaptable accommodation that can respond to the needs of occupiers over time. There would also be the opportunity to construct extensions to these dwellings (exempt development/through a planning application) which would further enhance the accommodation available for future occupiers. As submitted the scheme would also offer accessibility to and within the ground floor area of the buildings. Although there is stepped access to the lawned area there is a large patio which would be accessible for wheelchair users and ambulant disabled would still be able to gain access to the lawn. The scheme addresses the requirements of Policy GP8 in this respect.

The size of the plot and its relationship with surrounding existing dwellings is such that the proposal will not result in overshadowing or loss of light to adjoining neighbours. Although the accommodation is two-storey where the existing building is one and a half, the topography of the site and surroundings and the relationship of the dwellings to those outside the site is such that the scheme will not result in unacceptable overlooking or loss of privacy to the occupiers of adjoining dwellings.

Limited fenestration is proposed in the north and south elevations in order to manage the potential for overlooking and loss of privacy. Primary outlook is to the east and west and the distance between the two dwellings is such that whilst some mutual overlooking of external amenity space may occur this would remain within acceptable limits.

The two-storey buildings proposed represent efficient and effective use of land. With regard to hardstanding, the approved subdivision and redevelopment scheme from 2022 both saw a new vehicular access further south in the site (also now proposed) and for hardstanding north of the site to be replaced by gardens/soft landscaping. This scheme proposes proportionate levels of hardstanding to provide off-road parking to serve the two dwellings along with patios and paths around the buildings. A condition can be imposed relating to the hardstanding and requiring it to be permeable.

A tarmac access driveway is proposed (as per the previous scheme) to the existing domestic garden and pool house (outside the proposed garden of either unit A or B).

The purpose of the extended hardstanding relates to a possible future proposal for the development to the rear (subject of a separate application to be considered against the relevant planning policies at that time). It is noted however, that as existing domestic land hardstanding could be laid without the specific grant of planning permission and a large area of hardstanding also currently exists on the site, primarily to the south of the buildings. The extent of hardstanding proposed does not significantly differ from the existing arrangements. Whilst it is acknowledged that a reduction would make more efficient use of land having regard to sustainable design and development the hardstanding proposed alone would not be sufficient to warrant the refusal of planning permission. The scheme meets the aims of Policies GP8 b. (efficient and effective use of land), e. (hard landscaping that contributes to more sustainable construction), GP9 a. (use of energy and resources) and OC1 iv. (enhance sustainable design).

The scheme provides adequate amenity space to serve each dwelling and being situated to the rear/east of the dwellings will not be affected by vehicle movements along Route De Cobo. Vehicles accessing the land for maintenance at the current time would be limited in number and would not have an adverse impact on the amenities of the occupiers of unit A. It is also noted that the property's own driveway/parking separate the dwelling and much of the garden from this driveway and the scheme therefore complies with Policy GP8 d. (provision of private amenity space).

Sustainable Development

The application has been supported by a written statement regarding Policy GP9 which sets out that the development will meet or exceed the current Building Regulations . SUDS permeable paving is proposed and reference is made to the potential to install solar panels and an ASHP (which may be exempt). The application drawings show an EV charging point for each dwelling the position for a solar array and ASHP but the written statement clearly outlines that the inclusion of these on the drawings are "to allow for but not dictate compliance with either installation". The scheme has overall demonstrated compliance with Policy GP9 with provision made for further sustainable measures to be include either as part of the construction phase or at some later date. Sustainability measures proposed such as EV points and paving can be controlled by condition.

The dwellings show principal accommodation facing east, with secondary windows facing north and south. Bedrooms are shown to face east and west with good natural solar gain. Overall the scheme satisfies OC1 iv., GP8 a. and GP9 a.

The Waste Management Plan is considered satisfactory in this particular case and further details could be controlled by condition.

Other matters

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

The application form and block layout plan indicate that at least two off-road parking spaces would serve each dwelling which is considered satisfactory in this location. Therefore, the aims of Policy IP7 have been satisfied in this respect. The application also refers to SUDS and permeable paving which can be managed by planning condition although an area of tarmac is also proposed but as this falls within the existing domestic garden area the Planning Service must be mindful of the current exemption rights which would not preclude impermeable surfaces such as this subject to appropriate run off management being in place.

Timber sheds are proposed which can offer secure and covered cycle storage to address the requirements of Policy IP6.

A new access for parking north of the proposed dwellings is also now proposed which demonstrates good visibility onto Route de Cobo with adequate space on site for turning to allow vehicles to exit the site in a forward gear meeting the aims of Policy IP9 of the Island Development Plan.

In view of the above it is recommended the permission is granted subject to conditions, including:

- Waste Management Plan
- Landscaping scheme for site frontage areas including method of constructing earthbank
- Render retaining walls
- Clarification of height and installation of timber fencing between properties (particularly forward of an elevation of the dwelling facing the highway)
- Details of the timber sheds and their erection
- Infill existing access
- Exemption rights regarding north site boundary
- Planting within visibility splays
- Sustainable development measures – permeable paving and EV charging points

Although the previous approval required details of timber cladding to be agreed the exemption rights for external cladding has been updated since that time and such a condition is no longer deemed necessary in this case.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness

of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 11/02/2025