

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 dwelling, erect 2 dwellings and associated works (Revised scheme).

LOCATION: Glendale, La Hougette Road, Castel.

APPLICANT: Mr R C Ashplant

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: 25/06/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 03/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 24-1556-P2 /PD/01A, /PD/02A, /PD/03A, /PD/04A & /PD/05A & /PD/06A.

Application Ref: FULL/2025/0141

Property Ref: D00513A000

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.Within four weeks of the new access in the west boundary being formed, the ends of the new opening shall be finished off using materials and a method of construction which match the remainder of the boundary.

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

5.The permeable hard surfacing shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing has been laid and the electric vehicle charge points shown on the approved drawings and all other sustainable design features set out in the A7 letter dated 31/01/2025 have been installed in accordance with the approved details.

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

6.No part of the building or development hereby permitted shall be used or occupied until the agreed scheme for cycle storage has been fully implemented. The provision for cycles shall be retained at all times.

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

7.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.

8.The hedging hereby approved along the north boundary of the site shall be fully completed, in accordance with the approved plan, 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.

Expiry Date: This permission will cease to have effect on 24/06/2028 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/2025/0141
Property Ref: D00513A000
Valid date: 03/02/2025
Location: Glendale La Hougette Road Castel Guernsey GY5 7DZ
Proposal: Demolish dwelling, erect 2 dwellings and associated works (Revised scheme).

Applicant: Mr R C Ashplant

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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).

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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.

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

OFFICER'S REPORT

Site Description:

The property comprises a single storey dwelling sat on a corner plot at the junction of La Houquette Road, Rue de la Vieille Mare and Rue des Bergers, with access from La Houquette Road to the north. The whole of the site is recognised as domestic curtilage.

The site is bounded by residential property to the south and across the roads to the north and west. The land to the east is an overgrown former glasshouse site.

The site is located Outside of the Centres in the Island Development Plan.

Relevant History:

FULL/2024/1360 Subdivide property into 2 units, erect single storey extension to south and 1st floor extension to east elevation, insert dormers to north elevation and create access to west boundary. Approved 10/10/2024

Existing Use(s):

Residential Use Class 1

Brief Description of Development:

Permission is sought to demolish the existing dwelling at the site and to construct two new dwellings.

Dwelling 1 will comprise a single storey flat roof 3 bed dwelling located to the west of the site, and accessed via a new access on to Rue des Bergers in the west boundary.

Dwelling 2 will comprise a 2 bed dwelling located to the east of the site, and accessed via the existing site access on to La Houquette Road in the north boundary. As initially proposed, this dwelling comprised a 1.5 storey pitched roof however, following deferral, this has been amended to a single storey flat roof building.

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:

None received.

Consultations:

None undertaken.

Summary of Issues:

Floor space and volume of the proposed scheme relative to the approved;
Design and impacts on the character of the area;
Sustainable design approaches;
Impact on openness;
Amenity of the proposed units;
Provision of access, parking and cycle storage;
Accessibility and adaptability of the proposed accommodation.

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/2024/1360 for the subdivision of the existing dwelling at this site to form two dwellings. 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 remains for 2no dwellings. Whilst the approved scheme was for 2no 2 bed dwellings, and that now proposed is for 1no 2 bed and 1no 3 bed, there is no requirement under policy for the new dwellings to be of the same number of bedrooms as the approved scheme.

As initially submitted, whilst the floor space of the proposed new dwellings could be considered broadly similar to that of the approved scheme, the volume comprised an increase of c30% and exceeded what could reasonably be considered broadly similar for the purposes of this policy.

The amended scheme, omitting the first floor of Dwelling 2, significantly reduces the volume of the proposed scheme and would fall within the parameters of this policy.

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 existing building is a simple structure of traditional form set discretely behind mature roadside vegetation. Whilst the building does not detract from the character of the area, neither does it make a particular position contribution, and further consideration against this criterion would not be required.

The requirements of Policy GP8 (Design) however go further than this criterion, and 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.

In this case, the proposed new dwellings would respect the building line of the existing dwelling, and replicate the set back of the dwellings on the opposite side of the road to the north. Whilst the proposed flat roof form differs from surrounding development, that development comprises a mix of building heights, forms and designs, and the introduction of the proposed dwellings would be acceptable within that context.

The majority of the established boundary planting is to be retained, with additional hedge planting proposed along the north boundary and between the frontages of the new dwellings, of appropriate species and at appropriate density. Further planting is proposed along the south boundary and within the garden areas. Whilst all new planting is welcomed, that within the garden areas and along the south boundary is not critical to ameliorating the impacts of the development and therefore it is only recommended that implementation of the hedge planting along the north boundary is managed by condition.

The proposed scheme would achieve a good level of design, which would not have any adverse impacts on the character of the area, in accordance with Policy 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 Policy GP9(a) (Sustainable Development).

The existing building is of poor construction and limited insulation, although it is assumed the approved subdivision would have included upgrades to that insulation, the proposed development will significantly improve thermal efficiency.

The proposed dwellings have been positioned on site to maximise solar gain, orienting primary rooms and windows to maximise sun, with large soffit details to avoid overheating.

Consideration has been given to the form of the buildings to reduce build material requirements, and in the selection of materials to take into account local availability and carbon footprint. Justification has been provided where materials are not considered to have high sustainable credentials.

Permeable paving is proposed to all hard surfaced areas, and EV points are to be installed for both dwellings.

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

Overall, it is considered that the improvements in sustainable construction outlined within the application would be sufficient to meet the terms of this criterion, and implementation of those 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 site is located to the west of a parcel of open land, however is read amongst the surrounding development to the north and south and introduction of built form on the eastern part of the site would not significantly impact on the openness of the adjacent 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).

The position, orientation and design of the proposed new dwellings relative to the surrounding residential properties would prevent any adverse impacts on the amenity of those properties.

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

Dwelling 1 would be served by a new access in the west boundary. This was considered and approved as part of the subdivision application and would remain acceptable in respect of the current application.

Dwelling 2 would retain use of the existing access and there would be no intensification of use of that access.

In both cases parking provision would be appropriate to the size of the dwelling, on site turning would be maintained and enclosed cycle storage is provided, 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

The dwellings are single storey and the proposed design is stated to adopt the design principles of Lifetime Homes, including level access approach to the dwelling and free-flowing circulation within the dwelling. 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).

Conclusion

Overall the amended proposals accord with the purpose of the Law, material considerations and relevant planning policies. Consequently approval is recommended.

Date: 25/06/2025

