

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: Convert building to dwelling with change of use of agricultural land to domestic garden and associated works.

LOCATION: La Tranquille, Rue Du Douit, Vale.

APPLICANT: Mr & Mrs A Duport

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: 20/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/02/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Jason Hobbs Architectural Services Ltd - 6426/A/1.

Application Ref: FULL/2025/0309

Property Ref: C022100000

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. Please note this is one condition with multiple sub-sections:

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

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

and unless otherwise agreed in writing by the Authority,

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

and, unless otherwise agreed in writing by the Authority,

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

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

the Authority such verification shall comprise:

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

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

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

5.The native hedging shall be planted in accordance with the details shown and in the positions shown on drawing ref: 6426/A/1 in the first planting season following the first occupation of any part of the development or completion of the development (whichever is the sooner), or in accordance with a programme previously agreed in writing by the Authority. Any planting 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, to help assimilate the development into its surroundings and to provide biodiversity enhancements in accordance with the Strategy for Nature SPG.

6.Prior to the commencement of any development details of a covered and secure cycle store for the provision of two bicycles shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and the cycle store shall be constructed prior to the first occupation of the dwellinghouse hereby approved.

Reason - This condition is imposed to make sure that the cycle storage is appropriately sited so as not have any adverse impact on the character of the area and to offer occupiers of the dwelling the opportunity to travel by alternative modes of transport.

7.(a) full details of an electric vehicle charging point positioned within the area of hardstanding shown to be used for car parking to the west of the dwelling hereby approved (as shown on drawing ref: 6426/A/1) shall have been submitted to and approved in writing by the Authority.

(b) the electric vehicle charging point shall have been installed on site in accordance with the details approved under criterion (a) of this condition above and made fully operational prior to the first occupation of the dwelling hereby approved, or in accordance with a scheme previously agreed in writing by the Authority.

Reason - In the interests of sustainable development, in accordance with Policy GP9.

Expiry Date: This permission will cease to have effect on 19/05/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

1. With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

2. Discovery Strategy

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

3. For the avoidance of any doubt, the Authority does not recognise all of the land outlined on the 1:2500 scaled site location plan as forming the domestic curtilage associated with the dwelling presently known as La Tranquille. The land recognised as domestic curtilage by the Authority is identified and outlined in dashed red on the 1:500 scaled proposed block plan on drawing ref: 6426/A/1.

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/2025/0309
Property Ref: C022100000
Valid date: 24/02/2025
Location: La Tranquille Rue Du Douit Vale Guernsey GY6 8AA
Proposal: Convert building to dwelling with change of use of agricultural land to domestic garden and associated works.

Applicant: Mr & Mrs A Duport

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. Please note this is one condition with multiple sub-sections:

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

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

and unless otherwise agreed in writing by the Authority,

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

and, unless otherwise agreed in writing by the Authority,

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

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

a) as built drawings of the implemented scheme;

b) photographs of the remediation works in progress;

c) certificates demonstrating that imported and/or material left in situ is free from contamination.

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

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

5. The native hedging shall be planted in accordance with the details shown and in the positions shown on drawing ref: 6426/A/1 in the first planting season following the first occupation of any part of the development or completion of the development (whichever is the sooner), or in accordance with a programme previously agreed in writing by the Authority. Any planting 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, to help assimilate the development into its surroundings and to provide biodiversity enhancements in accordance with the Strategy for Nature SPG.

6. Prior to the commencement of any development details of a covered and secure cycle store for the provision of two bicycles shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details and the cycle store shall be constructed prior to the first occupation of the dwellinghouse hereby approved.

Reason - This condition is imposed to make sure that the cycle storage is appropriately sited so as not have any adverse impact on the character of the area and to offer occupiers of the dwelling the opportunity to travel by alternative modes of transport.

7. (a) full details of an electric vehicle charging point positioned within the area of hardstanding shown to be used for car parking to the west of the dwelling hereby approved (as shown on drawing ref: 6426/A/1) shall have been submitted to and approved in writing by the Authority.

(b) the electric vehicle charging point shall have been installed on site in accordance with the details approved under criterion (a) of this condition above and made fully operational prior to the first occupation of the dwelling hereby approved, or in accordance with a scheme previously agreed in writing by the Authority.

Reason - In the interests of sustainable development, in accordance with Policy GP9.

INFORMATIVES

1. With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management

available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

2. Discovery Strategy

If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

3. For the avoidance of any doubt, the Authority does not recognise all of the land outlined on the 1:2500 scaled site location plan as forming the domestic curtilage associated with the dwelling presently known as La Tranquille. The land recognised as domestic curtilage by the Authority is identified and outlined in dashed red on the 1:500 scaled proposed block plan on drawing ref: 6426/A/1.

OFFICER'S REPORT

Site Description:

The application site comprises a detached residential property situated to the north of La Tranquille. The site accommodates a domestic glasshouse, garage, and a stable all within the residential curtilage of the property. Outside of the residential curtilage to the north of the dwelling is a former packing shed, the building the subject of this application. All of the redundant horticultural glass has been removed from the site.

Surrounding the site the area comprises residential properties to the south, east and west with agricultural fields to the north and southeast.

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

Relevant History:

CLU/2024/1077	Regularise the use of agricultural land (Use Class 28) as domestic garden (Use Class 1).	Granted 24/12/2024
FULL/2024/0525	Change of use of section of agricultural land to domestic garden (263sqm).	Withdrawn 04/10/2024
FULL/2015/1127	Extend domestic curtilage and erect a garage	Granted 23/07/2015
FULL/2010/0571	Extend dwelling on south elevation to create sunlounge	Granted 27/05/2010
FULL/2010/0570	Erect stables and tack room	Granted 24/06/2010

FULL/2009/3538	Erect horticultural/agricultural store (retrospective).	Granted 15/12/2009
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Existing Use(s):

Residential – property, glasshouse and domestic garden area;
Agricultural – remainder of the land and the packing shed

Brief Description of Development:

Planning permission is sought to convert the existing outbuilding (former packing shed) into a dwelling with a change of use of a relatively small section of land to form the associated residential curtilage. The proposal also includes alterations to the existing fenestration.

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;
- GP15: Creation and Extension of Curtilage;
- GP16(a): Conversion of Redundant Buildings;
- IP9: Highway Safety, Accessibility and Capacity;

Representations:

None

Consultations:

Office of Environmental Health and Pollution Regulation (OEHPR)

By letter dated 11th May 2025 stated the following:

I have reviewed the proposed plans for La Tranquille which were received by email on 28th February 2025 and there is an issue of concern I must raise. There have previously been heated greenhouses on the site, as such I would have concerns for land contamination from hydrocarbons. I would also have concerns from the horticultural/agricultural industries undertaken at the site and potentially land contamination from pesticides and heavy metals. With the above points in mind, I recommend that the Planning Authority attached a full contaminated condition to any permission granted.

Potential Land Contamination:

Please note this is one condition with multiple sub-sections:

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

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

and unless otherwise agreed in writing by the Authority,

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

and, unless otherwise agreed in writing by the Authority,

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

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

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

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

Informatives/Advice Notes

With reference to condition X a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Discovery Strategy

- If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.*

I would be grateful if these issues are considered during the determination of this application.”

Summary of Issues:

The main issues in deciding this application are:

1. whether the principle of conversion is acceptable;
2. assessment against policy GP16(A);
3. design and residential amenity;
4. parking and access issues,

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues set out in 2 below.

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

Principle of development

The Spatial Policy of the IDP, expressed through Policy S1, is to, *“concentrate the majority of new development in the Main Centres and the Main Centre Outer Areas to maintain the vitality of these areas, and to make provision for limited development in the Local Centres to support and enhance them as sustainable settlements and community focal points and to allow for development Outside of the Centres in identified specific circumstances, in accordance with the Strategic Land Use Plan.”*

Policy S4 goes on to state that, *“Policies exist that seek to protect and manage the built and natural environment while facilitating a viable rural economy and enabling small business development and infrastructure, where appropriate...Outside of the Centres, support will be given for development that meets the requirements of the relevant specific policies of the Island Development Plan.”*

Policy OC1 provides for new residential development Outside of the Centres only, *“where this is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building.”* The policy text goes on to clarify that proposals for the conversion of redundant buildings to dwellings will be considered under policies GP16(A) and GP16(B).

As this application proposes the creation of a new dwelling through the conversion of an existing building, then it is acceptable in principle provided that the proposal complies with Policy GP16(A) and other relevant policies.

Assessment against Policy GP16(A)

Proposals for development under Policy GP16(A) must satisfy all of the policy criteria in order to be considered acceptable.

The existing building is a former horticultural building previously used as a packing shed. A review of the aerial imagery for the site shows that in 1979 the majority of the site was covered in glass with the building the subject of this application clearly shown in its current position. Between 1996 and 2001 three spans of glass to the south of the site were removed leaving only the residential glasshouse that exists at present. Between 2004 and 2006 five large spans of glass were removed from the east section of the site, between 2009 and 2013 a large section of glass was removed from the centre of the site, and all remaining sections of glass were removed between 2022 and 2024. No horticultural glass exists on the site at present. For the purposes of Policy GP16(A) it is accepted that the building is redundant for its original, authorised and last known purpose as a horticultural packing shed in accordance with the requirements of criterion a) to that policy.

Furthermore, given that this application proposes residential conversion, that the existing building is of sound and substantial construction (as evidenced by the submitted structural report and observations made during the Planning Officer's site visit), that the proposals would have no adverse impacts on protected buildings or unacceptable impacts on the contribution a building of character makes to the area, that there would be no unacceptable adverse impacts on the character and openness of the landscape (this together with the creation of the curtilage are addressed in more detail below), that no extensions to the existing building are proposed, and that there would be no unacceptable impacts on the amenities and enjoyment of neighbouring properties and the surrounding area (also addressed in more detail below), there is considered to be no conflict with criteria b) – h) of Policy GP16(A).

The creation of curtilage associated with the conversion falls to be considered under Policy GP15 (Creation and extension of curtilage). In addition, Policy GP1 is relevant in relation to the impact on open and undeveloped land.

The building, and therefore the curtilage proposed to be associated with the new dwelling, is located on the periphery of an area of open fields. The curtilage comprises a relatively modest area of land, located immediately to the south of the building which is situated within close proximity and north of the residential curtilage associated with the main dwelling. Any impact on openness would therefore be limited, and would also be mitigated by existing planting surrounding the site.

The site is located within an Agriculture Priority Area, however, as stated above, the proposed area for change of use is limited and is peripheral to the wider agricultural use of the area. Furthermore, the extent of curtilage is largely located on an area of land that since at least 1979 has been used for hardstanding and its use for future agricultural purpose would therefore be limited. Agricultural access to the remainder of the field will be retained between the main dwelling and an existing garage and would not be impacted by the proposed conversion. Overall, the proposed curtilage area has limited potential to contribute positively to commercial agricultural use, and the proposed change of use would not impede any such ongoing use of the surrounding land.

The proposed creation of curtilage would support the conversion of an existing redundant building, and, in light of the above, the proposal would not have a significant impact on openness. The property is not located within or adjacent to an Area of Biodiversity Importance and the proposal does not include the removal of any boundary features. The enclosure of the curtilage with a native hedge would be appropriate. Additional planting is proposed in the form of native hedge along the full length of the access track for a distance of circa 100m. Details of the type of native hedging to be planted and planting densities has also been provided.

The States has adopted the Strategy for Nature SPG and to ensure that environmental benefits in respect of biodiversity are introduced in line with the SPG,

the extent of hedgerow planting in this instance and the density of planting proposed is acceptable and accords with the aims and provisions of the SPG.

Design and residential amenity

The appearance of the building other than the alteration to fenestration would remain largely unchanged, such that there would be no material impact on the character of the locality resulting from its conversion.

Existing door and window openings are to be used, with only slight alterations proposed.

The proposed accommodation would be flexible and adaptable, would exceed minimum and best practice requirements in terms of floor area, and would provide a good quality of living environment and amenity for future occupants.

The proposed south facing garden is shown to be enclosed by native hedging, and would be set sufficient distance from the main dwelling and its associated curtilage such that it would provide an acceptable level of privacy and amenity.

The orientation of the existing building and its relationship to neighbouring and nearby residential properties are such that there would be no unacceptable impact on neighbouring residential amenity.

Although cars accessing the proposed residential unit would have to pass by existing windows in the south facing elevation of the main dwelling serving the lounge (which is not ideal), there are other windows present in the east and west facing elevation that also serve this room. Given that the whole of the site (the main dwelling and the building the subject of this application) is owned by the applicant, should this pose a problem in the future a fence or an appropriate boundary feature could be constructed, potentially without the need for planning permission (provided that it accords with the planning exemptions). In this instance it is therefore considered to be unreasonable to insist by condition that additional privacy measures are installed.

Considering the above, the application is considered to comply with the aims and objectives of Policy GP8.

Parking and access issues,

The building will be accessed from an existing access point into the site from Rue Du Douit Lane to the south. The existing access to the application building will be relocated from the centre of the site (between the main dwelling and the existing garage and stables) to the south and west part of the site. This will involve the creation of a new section of hardstanding immediately to the west of the main dwelling which will link to existing hardstanding along the west boundary providing access to the application building.

To the west of the outbuilding existing hardstanding will be retained which will accommodate the required car parking spaces and a turning facility, to allow vehicles to access and leave the site forward facing. The hardstanding is also sufficient to accommodate suitable covered bicycle storage, details of which and implementation of such prior to first occupation of the unit can be controlled by planning condition.

Given the limited size of the unit it is not anticipated that associated vehicle movements would cause considerable harm to the amenities of the surrounding area or on the surrounding highway network. This proposal would therefore not result in any harm to highway safety.

For the above reasons it is considered that the proposal complies with Policies IP6, IP7 and IP9 of the IDP.

Other matters

Sustainability, accessibility and adaptability

In terms of accessibility to and within the building and the provision of flexible accommodation, the submitted information details level access and good circulation, the accommodation is provided over a single level and could be adapted to meet potential future needs, in accordance with the requirements of Policy GP8.

Confirmation has also been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9. The applicant's agent has agreed to provide an electric vehicle charging point, the location of which and its installation and operation prior to first occupation of the proposed unit can be controlled by planning condition.

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; the effect of the proposed which the site could be put without further planning permission; 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.

Conclusion

Overall, the proposal meets the purpose of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 15/05/2025