

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 create dwelling, change of use of agricultural land to domestic garden (1,255sqm) and associated works (revised).

LOCATION: Storage Shed Site, Houmtel Lane, Vale.

APPLICANT: Mr J Mooney

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: 06/06/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 12/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: MAT Ltd: 21-212-03D, 04C & 05B

Application Ref: FULL/2025/0417

Property Ref: C014450000

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.(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.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.

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

6.No occupation of the dwelling hereby permitted shall commence until the shared access driveway has been resurfaced, details of the surfacing material to be used having first been submitted to and agreed in writing by the Authority.

Reason - To ensure that there is a suitable vehicular access to the property.

7.No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - In the interests of visual amenity and biodiversity.

8.The landscaping scheme shall be fully completed/implemented in accordance with drawing 21-212-05B and as revised and updated by the details agreed under the terms of the above condition 7, in the first planting season following the first occupation of the hereby approved dwelling or completion of the 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 - In the interests of visual amenity and biodiversity.

9.No development, including demolition and site works, shall begin until a Method Statement for the demolition and clearance of all walls, paths and horticultural structures including oil and water tanks and the restoration of the agricultural land has been submitted to and agreed in writing by the Authority.

Reason - To make sure the development takes the form hereby permitted and the agricultural land is restored to a satisfactory condition.

10.The dwelling shall not be occupied until such time as the walls, paths and horticultural structures including oil and water tanks have been demolished and all ancillary materials, works and structures have been removed from the site and the agricultural land has been restored, in accordance with the details agreed under the terms of the above condition 9.

Reason - To make sure the development takes the form hereby permitted and the agricultural land is restored to a satisfactory condition.

11.The 2 windows in the east elevation shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

Expiry Date: This permission will cease to have effect on 05/06/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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>.

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/2025/0417
Property Ref: C014450000
Valid date: 12/03/2025
Location: Storage Shed Site Houmtel Lane Vale Guernsey GY3 5LG
Proposal: Convert building to create dwelling, change of use of agricultural land to domestic garden (1,255sqm) and associated works (revised).

Applicant: Mr J Mooney

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.

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(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. 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.

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

6. No occupation of the dwelling hereby permitted shall commence until the shared access driveway has been resurfaced, details of the surfacing material to be used having first been submitted to and agreed in writing by the Authority.

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- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - In the interests of visual amenity and biodiversity.

8. The landscaping scheme shall be fully completed/implemented in accordance with drawing 21-212-05B and as revised and updated by the details agreed under the terms of the above condition 7, in the first planting season following the first occupation of the hereby approved dwelling or completion of the 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 - In the interests of visual amenity and biodiversity.

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Reason - To make sure the development takes the form hereby permitted and the agricultural land is restored to a satisfactory condition.

10. The dwelling shall not be occupied until such time as the walls, paths and horticultural structures including oil and water tanks have been demolished and all ancillary materials, works and structures have been removed from the site and the agricultural land has been restored, in accordance with the details agreed under the terms of the above condition 9.

Reason - To make sure the development takes the form hereby permitted and the agricultural land is restored to a satisfactory condition.

11. The 2 windows in the east elevation shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

INFORMATIVES

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>.

OFFICER'S REPORT

Site Description:

The site consists of a former horticultural site which has largely been cleared, except for a storage shed in the north-east corner and a series of low walls, oil tanks/metal structures and a tall water tower. The southern section of the land appears to be unmanaged and includes a number of semi-mature trees and undergrowth. The storage shed is a single storey block work building with a pitched corrugated clad roof and a floor area of approximately 160sqm.

The site is situated behind neighbouring residential properties which front onto highways and it is accessed from Houmtel Lane to the north via a gravelled track between neighbouring properties. The site is located Outside of the Centres.

Relevant History:

24/01/2024 – FULL/2022/1938 – Application refused to convert outbuilding/storage shed to dwelling and including change of use of agricultural land to domestic garden (1,200 sqm) (revised).

Existing Use(s):

Agricultural Use Class 28

Brief Description of Development:

Planning permission is requested for a revised scheme to convert a storage shed to a 3 bedroom dwelling and including the change of use of a parcel of agricultural land measuring 1,255sqm to domestic land.

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

Policy OC1: Housing Outside of the Centres

Policy OC5(B): Agriculture Outside of the Centres – outside the Agriculture Priority Areas

Policy GP1: Landscape Character and Open Land

Policy GP8: Design

Policy GP9: Sustainable Development

Policy GP15: Creation and Extension of Curtilage

Policy GP16(A): Conversion of Redundant Buildings

Policy IP6: Transport Infrastructure and Support Facilities

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

Three representations to the application was received, main points as follows:

- The area is far too built up as it is and further development would have a negative effect on the area.
- The highways are too narrow for additional traffic.
- Access to the site is difficult.
- There are no main drains.
- Access to the site is partly on the neighbours property.
- Two representations in principle raise no objections to a single storey dwelling built on the existing footprint of the storage shed.
- Concerns raised about the disturbance and disposal of asbestos and need to ensure works are in accordance with Guernsey's Asbestos Approved Code of Practice.
- Concerns raised that the clearance of the site will be detrimental to wildlife.
- Should permission be granted, concerned if it was a stepping stone to further changes to the size, height and location of the building or to increase the size of the domestic curtilage.

- The potential contamination of the land needs to be addressed appropriately and recommends a condition to control this.
- Expect that planning conditions are applied to ensure landscaping/biodiversity measure are adhered to.
- No details of outbuildings are provided which are likely to be required to maintain the site.

Consultations:

The Office of Environmental Health and Pollution Regulation, 26/03/2025

"I have reviewed the proposed plans for Houmtel Lane which were received by email on 24th March 2025 and there are a number of issues of concern that I must raise. After reviewing the historic records I can see there were heated greenhouses on the site, as such I would have concerns for hydrocarbon contamination. I would also have concerns for contamination caused by the horticultural/agricultural use of these greenhouses, specifically but not limited to pesticides and heavy metals. Therefore, I believe a full contaminated land condition should be applied to this application.

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) of this condition that any remediation scheme required and approved under the

provisions of subsection (i) 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) of this condition"

Informative/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".

Summary of Issues:

The main issues in deciding this application are:

1. The principle of residential conversion.
2. Whether the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding.
3. The impact on the amenities of neighbouring residents.

4. The impact of the development on the character and openness of the landscape.
5. Whether the proposal would result in biodiversity enhancements.

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).**

Planning permission was refused in January 2024 to convert the building to a dwelling (FULL/2022/1938). The application was refused on account that insufficient information had been provided to conclude that the existing building was of sound and substantial construction and was capable of conversion to a residential use without extensive alteration or rebuilding; the impact on the amenities of neighbouring residents; and the information provided did not demonstrate that the proposal would result in proportionate enhancements to biodiversity.

The Spatial Policy of the Island Development Plan, 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 allow for development Outside of the Centres in identified specific circumstances, in accordance with the Strategic Land Use Plan”*.

In exceptional circumstances, in relation to housing, the Island Development Plan does however recognise the potential opportunity to convert and reuse redundant buildings. The balance in terms of housing provision Outside of the Centres is however to protect the physical environment and to ensure that the spatial strategy of the Plan is not undermined. To this end, any proposal to create housing must comply with a series of rigorous tests, summarised in Policy OC1 and encapsulated in Policy GP16(A) in the Island Development Plan.

The proposal is addressed against the criteria of Policy GP16(A) below.

a. It is demonstrated that the building is no longer required or capable of being used for its current or last known purpose;

As part of the previous application (FULL/2022/1938), the agent advised that the storage shed was a remnant of the former horticultural use of the site and has been in situ since at least 1963. The glasshouses have been cleared and the former and last known use of the storage shed as a packing shed is no longer required.

The glasshouses on the site showed increasing signs of dereliction throughout the 1990s and 2000s, they have since been cleared from the site and therefore it is agreed that the storage shed is no longer required to service the former horticultural

use of the site and the building is redundant in accordance with part (a) of Policy GP16(A).

b. The conversion will result in the establishment of either residential, social and community, industrial, storage and distribution, convenience retail in coastal locations in accordance with Policy OC4, visitor accommodation or office use or provide facilities for outdoor formal creation or informal leisure and recreation uses;

The proposal would result in the establishment of a residential use.

c. The existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding;

Following the approach taken by the Planning Tribunal in relation to an appeal under Policy GP16(A) (Rue Coutance Ref: PAP/008/2019), this criterion must be assessed in two parts. Firstly, whether the building is of sound and substantial construction (in relation to the use originally intended), and secondly, an assessment as to whether the building is capable of conversion without extensive alteration or rebuilding.

The preceding text to Policy GP16(A) states that a structural survey will usually be required to address this criterion. The application is supported by a structural report based on a visual inspection, with additional details provided about the scope of works required to rectify structural defects previously identified, for example to the steel stanchions. The structural report concludes that the existing structure is constructed of steel columns and load bearing masonry taken off concrete strip footings and is free from any significant foundation movement. The report advises that with isolated and controlled adaptations the existing corrugated asbestos roof cladding can be retained and encapsulated, whilst works required to address highlighted issues with the condition of existing steel support columns are not considered to be structurally significant or substantial with very little disturbance to the load bearing masonry that would remain in place. The addition of internal cross walls within the building will enhance the overall stability of the building and the provision of external insulation will protect any remaining steelwork from further corrosion. The report concludes that the building can be adapted and converted to a dwelling as indicated.

Together with the extent of works proposed, the information submitted is sufficient to demonstrate that the existing building is of sound and substantial construction and is capable of conversion without extensive alteration or rebuilding, in accordance with part (c) of Policy GP16(A).

d. The proposal would have no adverse impacts on the special interest of a protected building and that such interest is appropriately and proportionately preserved and, where possible, enhanced;

There are no protected buildings at the site and the distance to the nearest protected buildings is sufficient to prevent any adverse effects on their setting.

e. The proposals would have no unacceptable impacts on the contribution a building of character makes to the character and appearance of the area;

The existing building is not considered to comprise a building of character.

f. the conversion and any ancillary development associated with it can be implemented without having any unacceptable adverse impacts on the character and openness of the landscape;

The building is situated behind neighbouring dwellings which front onto the highway resulting in limited public views of the site. No extensions to the existing building are proposed. Whilst the proposed domestic curtilage of the dwelling is generous, it is confined to the north-east corner of the site, it is not necessarily unreasonable for a dwelling of this size in this location and the majority of the site would be retained as open/undeveloped land. Overall, the use of the building and associated land for residential purposes is unlikely to have any significant adverse impacts on the character and openness of the landscape.

g. The conversion would not require more than modest extension to the existing building for it to be achieved;

No extension is proposed.

h. The proposal would have no unacceptable adverse impacts on the amenities and enjoyment of neighbouring properties and the surrounding area;

The revised application has addressed previous concerns about the impact on the neighbouring property to the east by omitting 3 windows, revising the design of the proposed 2 windows which include obscure glazing and top hung opening, and a hedge is proposed along the east boundary.

The proposal to change the use of a section of the land to a domestic use to serve the proposed dwelling also falls to be considered under Policies OC5(B), GP15 and GP1 of the Island Development Plan.

The site is not within an Agriculture Priority Area or an Area of Biodiversity Importance, no existing boundaries are proposed to be removed and the use of the land for domestic purposes is unlikely to have any significant adverse effects on neighbouring residents. As set out under section (f) above, it is concluded that the proposal is unlikely to have any significant adverse impacts on the character and openness of the landscape and consequently the change of use of the land to a domestic use accords with Policies OC5(B), GP15 and GP1.

The application is accompanied by a landscape plan. The measures proposed including the clearance of all redundant walls, paths and horticultural structures including oil and water tanks; the retention of all existing trees; the planting of

hedging around domestic and agricultural boundaries and tree planting on the agricultural land, will provide proportionate biodiversity enhancements, taking into account the size of the area of land involved. Precise planting details including densities of hedging and the size of plants and details of the clearance and restoration of the agricultural land can be requested by condition.

The change of use of the building to a residential dwelling is likely to have a limited effect on the intensity of use of the access and a negligible impact on road safety and traffic management on the wider road network. Vehicle and bicycle parking indicated would be adequate to serve the proposed dwelling.

To address the concerns raised by the Office of Environmental Health and Pollution Regulation regarding the potential for contaminated land, it is recommended that a condition is attached to the decision.

It is understood that as the shared access will serve 2 or more dwellings, it will need to be upgraded to comply with Part P of the Guernsey Technical Standards, including resurfacing with a hard surface such as tarmac, concrete or brick paviours. Whilst resurfacing the track with a hard surface is unlikely to have any significant adverse effects on the character and appearance of the area, there would be concerns if the property is not served by a vehicular access. Therefore, it is recommended that a 'Grampian' condition be imposed to ensure that the shared access driveway is upgraded prior to the first occupation of the development, and that details of the material to be used be submitted to and agreed by the Authority. Although not fully within the applicant's control, the agent has indicated that necessary agreements to enable this work to be carried out can be obtained.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with Policy GP9.

With regards to comments in the representations, the disturbance and disposal of asbestos is controlled by separate legislation and further details can be found by referring to the Guernsey HSE Approved Code of Practice "Control of Asbestos 2013 (Revised 2017)". Matters related to drainage for the dwelling would be dealt with under the Building Regulations. Any future applications to extend or relocate the dwelling or to erect outbuildings would be considered on their merits against the relevant planning policies at that time. However, it is noted that the dwelling would be able to benefit from planning exemptions, which includes the ability to erect a small shed and outbuilding.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved.

Date: 06/06/2025

