

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 and extend building to create dwelling, change of use of agricultural land to domestic garden (1,950sqm) and associated works.

LOCATION: Passiflora Chalets, Route De Plaisance, St. Pierre Du Bois.

APPLICANT: Estate Of Mr Edward Brady

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: 04/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: ArcTECH Freelance Architecture: SB-24-1185-02D.

Application Ref: FULL/2025/0424

Property Ref: F00001B000

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.Prior to installation, full details of the solar panels shall be submitted to and approved in writing by the Authority. Prior to occupation of the dwelling hereby approved, the panels and EV charge point shall be installed and made operational and all other sustainable design features set out at paragraph 3.9 of the Strategic Planning & Property Ltd letter dated 07/03/2025 shall be implemented.

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

5.Prior to the undertaking of any landscaping, a landscaping scheme to include those details specified below, shall be submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all hard surfaced areas, including a specification of laying;
- ii) full details of tree and hedge planting, including planting schedules, noting the species, sizes, numbers and densities of plants;
- iii) details of bird and bat boxes, including exact locations; and
- iv) a creation and management plan for the wild meadow.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to provide biodiversity enhancements.

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

following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to provide biodiversity enhancements.

7.No part of the building or development hereby permitted shall be used or occupied until the agreed 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.

8.If, during any development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the applicant 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.

Expiry Date: This permission will cease to have effect on 03/09/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

There is potential for contamination on this land due to its former use as a growing site and the historic presence of several glasshouses. Should it be intended to grow consumables on this land, it is recommended that consideration be given to the potential for contamination and the associated risks. In respect of Condition 5, it is therefore recommended that Blackthorn (Sloe) is omitted from the proposed landscape scheme.

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/2025/0424
Property Ref: F00001B000
Valid date: 02/05/2025
Location: Passiflora Chalets Route De Plaisance St. Pierre Du Bois
Guernsey GY7 9AT
Proposal: Convert and extend building to create dwelling, change of use
of agricultural land to domestic garden (1,950sqm) and
associated works.
Applicant: Estate Of Mr Edward Brady

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to provide biodiversity enhancements.

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7. No part of the building or development hereby permitted shall be used or occupied until the agreed 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.

8. If, during any development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the applicant 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.

INFORMATIVES

There is potential for contamination on this land due to its former use as a growing site and the historic presence of several glasshouses. Should it be intended to grow consumables on this land, it is recommended that consideration be given to the potential for contamination and the associated risks. In respect of Condition 5, it is therefore recommended that Blackthorn (Sloe) is omitted from the proposed landscape scheme.

OFFICER'S REPORT

Site Description:

The application site comprises a detached garage/workshop building and area of agricultural land to the south-west, previously comprising part of a larger site including a former Hotel to the north-east and four former self-catering units to the north-west. The self-catering units are now each recognised as individual dwellinghouses, and there is extant permission to subdivide the former Hotel to form 5 flats, with a pending application to demolish that building and construct 4 dwellings. The building is set back on that site and benefits from a right of way to the shared access to the north-east.

The Route de Plaisance is located to the north-east of the former Hotel and La Rue des Fosses is located to the east of that building, with the shared parking area/driveway associated with the former hotel and self-catering units located to the north-west and north-east of the application building. The application building and associated land are bounded by residential property and agricultural land to the south-east, a glasshouse site to the south-west and agricultural/horticultural land to the north-west.

The site is located Outside of the Centres as designated within the Island Development Plan.

Relevant History:

Passiflora (main building)

13/02/1968 Change of use of dwelling to hotel granted.

26/07/1988 Change of use of hotel to a private dwelling granted.

FULL/2024/2010 Subdivision of existing building to create 5 flats (Use Class 2) and associated works. Approved 11/04/2025

FULL/2024/2011 Demolish existing building, erect 4 dwellings and associated works. Pending

Self-catering units

02/09/1983 The erection of four dwellings (self-catering holiday units) at Passiflora Hotel granted.

1991 – Letter confirming each of the self-catering units is regarded as a unit of permanent local market accommodation classified within Residential Use Class 3 of the 1991 Use Classes Ordinance.

Application site

02/09/1983 Permit for the erection of a garage and workshop at Passiflora Hotel (the approved works did not comprise erection of an entirely new building, but significant alteration to an existing building).

05/10/1984 Refusal for change of use of an agricultural field to a picnic/amenity area for use in association with the tourist activities of Passiflora Hotel.

Letter dated 22/11/1984 following an enforcement investigation confirming that no further action would be taken in respect of the putting green on the field to the rear of the hotel on the basis of the explanation provided by the operator, namely that the putting green has involved minimal alterations (simply creating a limited number of holes in the ground) and there has not been a change of use of the land. The letter confirms that, notwithstanding the use of the field as a putting green, the agricultural use of the land must be maintained.

Existing Use(s):

Authorised purpose prior to sale was as ancillary to the primary use of the wider site.

Brief Description of Development:

Permission is sought to convert the existing garage building to a one bed dwellinghouse, retaining two parking spaces to the rear (south-west) of the building and changing the use of the land to the rear (south-west) for domestic use.

A Structural Report is submitted in support of the application, prepared by a Chartered Building Consultancy following a site visit 09/11/2024.

Drawing from the Structural Report and the submitted plans, the following works are proposed to the building:

- Construct extension (north-east elevation);
- Infill upper level aperture and replace garage door with infill and windows (south-west elevation);
- Replace two windows (north-west elevation);
- Retain existing roof structure and covering, applying sealant coat to finish;
- Install two rooflights and solar panels (south-east elevation);
- Replace internal partitions and line south-east wall.

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

S1	Spatial Policy
S4	Outside of the Centres
OC1	Housing Outside of the Centres
OC5(B)	Agriculture Outside of the Centres – outside the Agriculture Priority Areas
GP1	Landscape Character and Open Land
GP8	Design
GP9	Sustainable Development
GP15	Creation and Extension of Curtilage
GP16(A)	Conversion of redundant buildings
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking
IP9	Highway Safety, Accessibility and Capacity

Supplementary Planning Guidance:
Parking Standards and Traffic Impact Assessment
Strategy for Nature

Representations:

None received.

Consultations:

The Office for Environmental Health and Pollution Regulation comment as follows:

I have reviewed the proposed plans to convert and extend a building to create a dwelling, and to change the land use from agricultural to domestic garden (1,950sqm) and associated works. I have also now reviewed the revised plans, received by this office on 20th August 2025.

I have interrogated the States' Digimap system and records, which show that glasshouses were historically located on the land parcel which is proposed for domestic usage. This previous use of the land means there is the potential for land contamination to be present and I have concerns that there could be contamination of metals, hydrocarbons and pesticides from this historic use. Other sources of contamination could also be present.

I would advise that the applicant is made aware of this potential risk, and I recommend that the following condition is attached to any granted permission:

- If, during any development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the applicant 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 also recommend that the following informative is attached to any granted permission:

- There is potential for contamination on this land due to its former use as a growing site and the historic presence of several glasshouses. Should the applicant intend to grow consumables on this land, I recommend that they consider the potential for contamination and the associated risks.

Summary of Issues:

Whether the proposal would comply with policy, specifically in relation to:

- Redundancy of the existing building;
- Extent of alterations and extension proposed;
- Creation of curtilage.

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).**

Policy context and the principle of residential development

The Spatial Policy of the Island Development Plan (IDP), expressed through Policy S1 (Spatial Policy), 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 (SLUP)”*.

The approach to development set out within the SLUP and the Spatial Policy of the IDP is reinforced through Policy S4 (Outside of the Centres) and the introduction to Part 3 of the IDP *Policies for Outside of the Centres* which, whilst acknowledging that the Plan makes provision for certain types of development Outside of the Centres, states that proposals for new housing will not generally be supported.

In exceptional circumstances, in relation to housing, the IDP 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 (Housing Outside the Centres) and encapsulated in Policy GP16(A) (Conversion of redundant buildings) in the IDP.

Conversion of the existing building

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;

The submitted statement states that the building was a former ancillary structure to the previous glasshouses and dwelling at the site. There was certainly a building in the same location on the 1898 map, together with a building on the footprint of the former hotel and glasshouses to the rear of the site. The glasshouses were partially cleared by 1979 and wholly cleared by 1990.

Permission was granted in 1968 for change of use of the dwelling at the site to a hotel and later in 1983 for substantial alterations to the building which forms the subject of this application for use as a garage/workshop, and it appears that both

permissions were implemented. It therefore appears that the use of the building for purposes ancillary to the use of the site as tourist accommodation was authorised.

Cadastre records confirm that the application site was in the same ownership as the hotel building and surrounding land in 1981. In 1987 the whole site was sold, with the self-catering units (for which permission was granted in 1983) passing into separate ownership to the Hotel building, which retained the building and land which form the subject of this application.

Permission was subsequently granted in 1988 for a change of use of the hotel back to a dwelling, and the use of the garage/workshop would have remained ancillary to the use of that building.

In 1989 the Hotel was sold into separate ownership from the application site.

Throughout these records the building is referred to as a garage/workshop, and appears to have provided an ancillary function to the primary use of the site. The building has however been in separate ownership to the main building for over 30 years, and has not provided an ancillary function for that time. The submitted statement notes that in recent times the building was used for a short period as a temporary office, but that use was not authorised and has ceased. The building has otherwise not been used for a number of years. Taking this into account, and the fact that separate permission has been granted for the subdivision of the former hotel building with no requirement for the facilities provided within the garage building, it is accepted that the building is redundant.

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 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 submitted Structural Report confirms that the building is of sound and substantial construction in relation to its current authorised use, with no signs of movement to the blockwork walls. Some movement was noted to the south-east wall, which also forms the boundary to the adjacent property, however this was not considered likely to indicate structural inadequacies. The roof was identified as adequate, although in need of maintenance to improve weatherproofing.

The floor space of the existing building is c45.5sqm. The building as it stands would therefore be of sufficient size to meet the Guernsey Technical Standards for 2 person occupation.

The works proposed to facilitate the conversion are set out in the Brief Description of Development above. The updated Structural Report following deferral confirms that the roof structure and covering can be retained as existing, with the addition of a sealant coat. The Report is not explicit regarding the capacity of the structure to support the additional alterations/loadings associated with the installation of rooflights and solar panels, however this is likely to simply require strengthening of the existing roof structure. In determining the previously cited appeal, and taking into account para 19.17.7 of the IDP, the Tribunal concluded that work necessary to bring the building fabric up to current Building Regulation standards in terms of freedom from damp and thermal and sound insulation, together with the installation of internal partitions, are known to be a common feature of schemes involving the conversion of buildings and therefore such works were considered to be neutral in terms of their impact on the objectives of Policy GP16(A). The remaining works itemised above, even if work to the roof was required, are not considered to amount to extensive alteration or rebuilding.

The proposal would therefore comply with Policy GP16(A)(c).

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, nor are there any nearby protected buildings, the setting of which may be affected by the proposed development.

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 of simple utilitarian form, and would not be considered to comprise a building of character. The building is visible from the section of La Rue des Fosses immediately to the north-east and La Route de Farras in the same direction. The boundary hedge on the adjacent property to the south-east screens the buildings in longer views from La Rue des Fosses.

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.

The proposal would retain the form of the existing building and alterations to the external envelope would be limited to a potential change to the roof material,

construction of an extension and alterations to fenestration. The proposed extension would be subservient to the existing building, follow the form of that building and be located discretely to the rear. Alterations to the building would not therefore result in any significant impact on the character of the area.

Proposed areas of hard surfacing are limited and simply comprise the resurfacing of existing areas of hardsurfacing with a permeable finish.

The provision of soft landscaping is addressed below.

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 proposal would require a change of use of part of the site to enable its use for domestic purposes and would also fall to be considered under Policies OC5(B) (Agriculture Outside of the Centres – outside of the Agriculture Priority Areas), GP15 (Creation and extension of curtilage) and GP1 (Landscape Character and Open Land).

Policy OC5(B) supports the change of use of agricultural land where the proposed new use accords with the other relevant policies of the Plan.

Policy GP15 states that a proposal to create or extend curtilage will be supported where:

- a. it would not have an unacceptable detrimental impact on the landscape character; and,
- b. it would not have an unacceptable impact on the biodiversity interest of an Area of Biodiversity Importance or, where negative impacts are unavoidable, they can be acceptably mitigated in accordance with a scheme to be agreed with the Authority in accordance with Policy GP3: Areas of Biodiversity Importance; and,
- c. it is demonstrated that the land cannot positively contribute to the commercial agricultural use of an Agriculture Priority Area or cannot practicably be used for commercial agriculture within an Agriculture Priority Area without unacceptable adverse environmental impacts; and,
- d. it is demonstrated that it would not involve an unacceptable loss of established boundary features that contribute positively to the character of an area, unless the new or replacement boundary treatment makes an equal or enhanced positive contribution to the character of the area; and,
- e. it would not adversely affect the reasonable amenities of neighbouring residents.

Policy GP1 requires consideration of whether the proposal would result in any unnecessary loss of open and undeveloped land, which would have an unacceptable impact on the open landscape character of the area.

The property is not located within or adjacent to an Area of Biodiversity Importance or an Agriculture Priority Area, and the change of use would not require the removal of any boundary features.

In terms of landscape character, the application site is located on the Central Plateau, as identified within Annex V in the Island Development Plan. As set out in the description for this area, whilst the plateau is generally characterised by numerous small pastures enclosed by a web of hedges, banks and trees, the area immediately surrounding the application site is characterised by ribbon development which tends to screen views of such pastures. Whilst the site does comprise open land located within an area of scattered parcels of open land, it is located behind roadside development to the north and north-east and adjoins a large area of glasshouses to the south-west. The secluded nature and limited views of the site would ensure that the proposed change of use did not have a significant impact on openness or landscape character. For the same reason it is not considered necessary to limit the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 available in this instance.

The proposal would therefore comply with the requirements of Policies GP16(A)f), OC5(B), GP15 and GP1.

In addition to the requirements of these policies, there is an expectation under the Strategy for Nature to seek biodiversity enhancements when considering a change of use of land. The application proposes the following enhancements:

- Re-wilding of the peripheral areas to the south-west and adjoining boundaries;
- Planting of 12 trees, including Silver Birch, Lime and Oak;
- Mixed hedging of Hawthorn, Blackthorn, Holly and Gorse;
- Approximately two thirds of the remaining land to be maintained as a wild meadow (this is not clearly shown on the submitted plan, but is clarified in the supporting Landscaping Proposals, which will form part of any approved documents);
- At least 12 bird and bat boxes will be provided, together with hedgehog nesting areas;
- Green waste and logs will be retained on site.

The proposals initially included provision of fruit trees and blackberry/sloe bushes, however, the Office for Environmental Health and Pollution Regulation raised concerns regarding potential land contamination. With the exception of blackthorn hedging, the planting of species which produce consumable fruit has now been omitted from the landscape proposals and the omission of blackthorn hedging can be managed through provision of an updated landscape scheme. In light of this, it is not considered necessary to require remediation of the land as part of the current application, and it is simply recommended to attach a condition relating to the discovery of contaminants. It should however be noted that if any future development is proposed on this land, it is likely that land contamination would need to be considered.

Given the current designation of the site as Amenity Grassland under the Habitat Survey 2018, the proposed provision is considered sufficient to offset the change of use proposed in this case. Details of the proposed planting, wildlife provision and a management plan should however be required by condition, together with implementation of the proposed landscaping.

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

The proposed extension would comprise c10.5sqm (internal floor space) or c14.5sqm (footprint), comprising c25% of the existing floor space and footprint. Whilst, proportionately, this is slightly larger than the 20% increase normally accepted, in real terms the additional area above that normally permitted would comprise 2sqm, representing a section of the proposed entranceway. Taking into account the limited floor area of the extension, and the fact that the structure would comprise a subservient addition to the existing building, together with the proposed use of the extended floor area, it is considered that the proposed extension could be considered modest for the purposes of this criterion.

The extension is not of a scale that would form a significant part of the new unit, in effect creating a new building.

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

As set out above, the building forms part of a group of residential buildings, and a further residential property is located to the south-east. The relationship of the building to those properties would however prevent any adverse impacts on the amenities and enjoyment of those properties.

Residential amenity

The converted building would be of an acceptable floor area for a two person dwelling, having regard to the guidance set out in the Guernsey Technical Standards. The size and quality of the outdoor space would be generous. Whilst the dwelling would be detached from that space by the parking area, the living space would look out on to a small area of hardsurfaced amenity space and is served by large south facing windows. Overall, the proposed dwelling could provide a good living environment, in accordance with Policy GP8(d) and Annex I: Amenities.

Traffic, access and parking provision

The dwellinghouse would utilise the existing site access, shared with the adjacent residential properties to the north and north-west. Whilst the proposal would represent an increase in the number of units at the site, it does not propose the creation of additional parking spaces, and would not therefore impact significantly

on vehicle movements through the access or on the surrounding highways. The proposal would therefore be in accordance with Policy IP9 (Highway Safety, Accessibility and Capacity).

The proposed parking area would provide adequate parking for the new dwelling, in accordance with IP7 (Private and Communal Car Parking). Whilst the proposal would result in a reduction of parking available to the adjacent properties, the ownership of the site has been divided, and there is no planning requirement for the owner of this site to provide parking for the adjacent properties, irrespective of the outcome of this application.

Enclosed cycle storage is provided, in accordance with the Parking Standards SPG and Policy IP6 (Transport Infrastructure and Support Facilities). Implementation can be managed by planning condition.

Sustainability, accessibility and adaptability

In terms of accessibility to and within the building and the provision of flexible accommodation, the main entrance is well related to the proposed parking area, with capacity for level access and all accommodation is provided over a single level. The proposal would therefore meet the terms of Policy GP8 (Design), parts f) & g).

Confirmation has also been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations, including enhanced insulation. Permeable paving is proposed to the hardsurfaced areas and an electric vehicle charge point is to be included adjacent to the parking area. Implementation of these features can be managed by planning condition. In the absence of adopted guidance, the information submitted is adequate to meet the requirements of Policy GP9 (Sustainable Development) part a).

Conclusion

Overall, and subject to the conditions outlined above, the proposals accord with the purpose of the Law, material considerations and relevant planning policies. Consequently it is recommended that the application be approved.

Date: 01/09/2025

