

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 and associated works.

LOCATION: Building to rear of Le Houlot, Les Grands Moulins, Castel.

APPLICANT: Mr & Mrs M Le Prevost

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: 29/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Collas Crill - 2024/663/02 & Inspection Report

Application Ref: FULL/2025/0445

Property Ref: D003840000

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. Prior to the commencement of any work in connection therewith a scheme showing the provision to be made for secure and covered cycle parking shall be submitted to and agreed in writing by the Authority. The dwelling hereby approved shall not be occupied until the agreed scheme has been fully implemented.

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

6. The approved earthbanks shown on the approved drawings to define the west and south boundaries of the domestic garden associated with the dwelling hereby approved shall be built in accordance with the 'construction' details set out in the Conservation Advice Note 3 (Earthbanks in Guernsey) and shall be fully completed prior to the first occupation of the dwelling hereby approved.

Reason - To ensure that the earthbank is appropriately constructed, to define the garden area of the dwelling approved and in order to address the Strategy for Nature Supplementary Planning Guidance.

7.a) Prior to the commencement of any work in connection therewith 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 ground surfaces, including hard areas and whether the existing driveway and proposed parking/manoeuvring area is to be resurfaced; and
- ii) planting schedules for the hedge planting noted on drawing 2024/663/02, noting the sizes, numbers and densities of plants.

b) 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 landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and in order to address the requirements of the Strategy for Nature Supplementary Planning Guidance.

8.The retaining wall shown on the approved plan shall be rendered on its inner face (to the patio and pathway) prior to the first occupation of the dwelling hereby approved.

Reason - In the interests of visual amenity and to ensure a good standard of design.

Expiry Date: This permission will cease to have effect on 28/07/2028 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/2025/0445
Property Ref: D003840000
Valid date: 17/03/2025
Location: Building to rear of Le Houlot Les Grands Moulins Castel
Guernsey GY5 7JZ
Proposal: Convert and extend building to create dwelling, change of use
of agricultural land to domestic garden and associated works.

Applicant: Mr & Mrs M Le Prevost

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

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(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.

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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. Prior to the commencement of any work in connection therewith a scheme showing the provision to be made for secure and covered cycle parking shall be submitted to and agreed in writing by the Authority. The dwelling hereby approved shall not be occupied until the agreed scheme has been fully implemented.

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

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Reason - To ensure that the earthbank is appropriately constructed, to define the garden area of the dwelling approved and in order to address the Strategy for Nature Supplementary Planning Guidance.

7. a) Prior to the commencement of any work in connection therewith 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 ground surfaces, including hard areas and whether the existing driveway and proposed parking/manoeuvring area is to be resurfaced; and
- ii) planting schedules for the hedge planting noted on drawing 2024/663/02, noting the sizes, numbers and densities of plants.

b) 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 landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and in order to address the requirements of the Strategy for Nature Supplementary Planning Guidance.

8. The retaining wall shown on the approved plan shall be rendered on its inner face (to the patio and pathway) prior to the first occupation of the dwelling hereby approved.

Reason - In the interests of visual amenity and to ensure a good standard of design.

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:

Le Houlot, Les Grands Moulins is a one and a half-storey dwelling situated to the south of the road and on the junction of Les Grands Moulins, Rue Du Dos D'Ane and Rue Du Gele. The roadside boundary is marked by a wall with bank and planting so the land and dwelling are elevated above road level. The driveway is situated at the eastern end of the north site boundary and serves the dwelling and agricultural land to the south. Hardstanding exists to the east of the existing dwelling and its garden. Land to the rear of the site slopes up from the lower, road level. A tall, blockwork and metal clad building is situated to the rear of the dwelling, outside the recognised curtilage for the dwelling. The north elevation of the building forms the edge of the domestic curtilage for the property. At the time of the officer site visit various vehicles were parked/stored on the agricultural land rear of the building that is the subject of this application.

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

Relevant History:

The domestic garden/curtilage was defined in 2024.

Aerial photographs

A single span of glass ran north/south and was situated to the rear/south of the dwelling and a small packing shed was evident in the 1979 aerial photograph.

Further spans of glass were situated on land to the east of the current application site. The southern glasshouse was removed between 1979 and 1990 although the packing shed was retained along with the glasshouses to the east. By 1996 the packing shed had been replaced with the taller, wider building that is on site today. One glasshouse to the east had been removed by 2001 and the last of the glass appears to have been cleared by 2006. The building that is the subject of this application appears to have been re-roofed between 2004 and 2006. Aerial photographs do also show an element of boat and vehicle storage on the agricultural land over the years.

Existing Use(s):

01 dwellinghouse
28 agriculture

Brief Description of Development:

The application relates to the change of use of the agricultural building rear of Le Houlot to a dwelling incorporating an extension to the south, continuing the east and west walls and the ridge line of the existing building. The proposed south elevation would have a rendered exterior whilst the remainder of the building would retain a profiled sheet clad exterior. The submission sets out that the existing roof covering will be replaced with a profiled metal sheet roof. In terms of other external alterations, an existing door/window to the north elevation is shown to be infilled. The solid doors in the east elevation would be partially infilled to create patio doors and a window.

The scheme would create a one-bedroom dwelling with open plan kitchen, living and dining room, a shower room, bedroom and store on the ground floor with stairs indicated to attic storage above.

The scheme also proposes the change of use of agricultural land to domestic garden. The submission has been accompanied by a covering/supporting letter and an Inspection Report dated February 2025.

This sets out that the building was constructed sometime between 1963 and 1979 but notes that it is not clear whether Building Control approval was sought. Good practice for the time is noted in the report in terms of a dpm with adequate design for imposed loads (in excess of the loads required for domestic purposes). The report notes that there has been no evidence that the slab has degraded, or of structural cracking. Once insulation and screed has been laid the slab will no longer be considered as a structural item.

In terms of the external masonry, this does not have movement joints but the blockwork has not formed movement joints through expansion/contraction. The report makes reference to the blockwork being covered/clad and is shown on the drawings to be rendered.

The roof construction is noted as being from greenhouse timbers, without ties and with purlins at relatively close centres. Diagonal plan bracing exists across the corners. The existing purlins are adequate for modern loadings as are the external panels in terms of racking for modern loadings and the masonry for current wind loads.

The roof is considered adequate for its current purposes but does rely on the overall stability afforded by the existing ply sheathing and the cross bracing to retain its integrity. Without taking the sheathing apart for assessment/measurement however, it is difficult to model and so it is proposed to replace the rafters with a top chord hung timber truss arrangement. This is because:

- *Additional timbers would be required to support internal plasterboard*
- *The installation of top hung sections can be undertaken, reusing the existing wall structure from the inside and without requiring full removal of existing sheathing (which might be considered significant work)*
- *The use of trusses will accommodate modern dead and imposed loadings, provide a fixing for ceilings and insulating and allow for installation of felt/membrane at high level (which will not span the current spacing between frames without additional work)*
- *Low level lateral restraint measures required for the truss design to modern standards can, as a benefit, be used in the overall stability assessment (which is currently adequate without them)*
- *To ensure cracks do not appear at interfaces between the masonry walls and the ply sheathed studwork walls some continuity in structural support for insulation will be required but this is considered neutral in terms of what is deemed “significant structural work”*

The application was deferred in order to seek clarification regarding planning permission for the building that currently exists on the site.

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

Island Development Plan policies:

OC1: Housing Outside of the Centres

OC5(A): Agriculture Outside of the Centres – within the Agriculture Priority Areas

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

Bicycle parking advice note

Representations:

None.

Consultations:

Office of Environmental Health and Pollution Regulation - have reviewed the proposed plans to convert and extend a building to create a dwelling, and for the change of use of agricultural land to domestic garden (49sqm), plus associated works at the above site. I confirm that I am concerned about potential land contamination at the site.

I have interrogated the States' Digimap system, including Guernsey Historic Maps, Historic Orthophotos and Cadastre Registry of Land, to assess the historic use of the site. It is clear from the historic records that a large glasshouse once sat on the land which the applicant wishes to convert to a domestic garden. I am therefore concerned that there is the potential for the land to be contaminated from metals, hydrocarbons and pesticides. Other sources of contamination could also be present.

Due to these concerns, I recommend a condition (including subsections) relating to contamination.

Summary of Issues:

The key issues in this case relate to the principle of the proposed change of use and whether the building complies with the requirements of planning policy in terms of redundant buildings, the amenities of future occupiers and the effect of the development on the character of the area and on residential amenity. Consideration should also be given to the matter of parking/turning for the existing and proposed dwellings.

Assessment against:

1 - Purposes of the law.

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

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

Policy context

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 Outside of the Centres. As outlined below however, the Plan does make some, limited provision for housing Outside of the Centres, through the subdivision of existing dwellings and the conversion and reuse of 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.

Conversion of building

The submission sets out that the building is redundant for its current or last known purpose as glasshouses on the site were cleared between c.2000-2006 and at the time of the officer site visit the building was vacant. The building is therefore considered redundant for the purposes of Policy GP16(A) a. The proposal also relates to the formation of a unit of residential accommodation in accordance with criteria b.

Having regard to the detail contained in the Structural Report and given the extent of alterations proposed, the building is concluded as being of sound and substantial construction capable of conversion without extensive alteration or rebuilding in line with the requirements of criteria c.

Policy GP16(A) d. and e. would not be relevant in this case given that the building is not of architectural or historic merit and there are no protected buildings within the vicinity of the application site.

The application site is located to the rear of frontage residential development on Rue du Dos D’Ane and Les Grands Moulins although the building is visible from these roads due to rising land levels. Nonetheless, the change of use of these buildings would not have an unacceptable impact on the character of the local landscape. The change of use of land hatched red on the application drawings, to form domestic curtilage/garden, will impact on the character of the area but this does not mean that the proposed change of use of land is unacceptable and it is reasonable to ensure that future occupiers of the development have access to external open space. The application also retains an element of agricultural land around the development.

The Appeals Tribunal have previously considered the matter of other ancillary development and paraphernalia associated with the creation of a dwellinghouse and concluded that this could have an adverse impact on open landscape character. In the Rue Coutance appeal the Tribunal cited the suburbanising effects of parking, garden equipment and boundary hedging.

Although the building and associated land is publicly visible in the vicinity the proposed earthbank and limited size of domestic garden proposed is such that ancillary development associated with the conversion would not have an unacceptable adverse impact on the character and openness of the landscape. Utilising the existing buildings means that the dwellings, including extensions, will be situated amongst other residential properties and the scheme would not have an unacceptable detrimental impact on the character of the area or the openness of the landscape in line with Policy GP16(A) f.

The proposal incorporates an extension which is confirmed through the submission as being 20% of the existing internal floor area. The extension is considered to be modest in terms of the building to be converted and would not form a significant part of the unit created (the existing building is sufficient in size to form a unit of residential accommodation without extension). The scheme therefore complies with criterion g. of Policy GP16(A).

New developments should be planned and built to support the health and well-being of occupants and users and the matter of amenity is considered in more detail elsewhere in this report. In terms of internal space provision, it has previously been established that the building is capable of accommodating a dwelling without extension when considering the current Building Regulations. The existing building falls just short of the DCLG Space Standards and would exceed them following extension as part of the conversion scheme. The accommodation is satisfactory in terms of aspect, outlook, sunlight/daylight, privacy and access to external space.

Change of use of agricultural land to domestic garden and biodiversity enhancement

The land that is the subject of this application is located within Escarpment Uplands Landscapes (west coast scarp and inland scarp). The site sits inland from the coast, with the Western Bays landscape character area between the site and the coast itself so is considered part of the inland scarp which is a strong landscape feature where the combined effect of garden and hedgerow trees creates an impression of woodland from a distance. The site also forms a wider area of open land within the Agriculture Priority Area which extends to the south, east, west and northwest.

As outlined above, Policy S1 seeks to direct the majority of development to Main Centres and Main Centre Outer Areas with limited provision for new housing in Outside of Centre locations. 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.

Consideration must be given to Policy GP8 and the need for development to enhance the character of the environment and to respect the character of the open landscape concerned. The Strategic Land Use Plan places an expectation of the IDP to protect open land within the countryside and to make most effective and efficient use to be made of the Island's finite land resource. The limited extent of domestic garden

proposed and retention of agricultural land at Le Houlot achieves this and would preserve the character of the open land around the site by retaining agricultural land buffers in addition to the proposed earthbanks and hedge to define the proposed domestic garden area.

It is accepted that some level of domestic curtilage will be required to facilitate the conversion of redundant buildings for residential purposes, as allowed by Policy GP16(A). The extent of the curtilage proposed under the current application is proportionate to the size of the dwelling proposed and is reasonable to support the conversion of a redundant building. The scheme therefore complies with Policy GP16(A) and GP15 in this respect.

Access to the retained agricultural land remains as existing, via the existing access onto Les Grands Moulins which also serves Le Houlot and the proposed dwelling and would not prevent use for agricultural purposes. The drawings do not clearly identify if any changes are proposed to the proposed car parking and manoeuvring area although SUDs permeable paving is proposed to provide a path and patio around the proposed dwelling. The level and position of permeable block paving as indicated on the drawings would not have an undue urbanising effect on the land and character of the area.

The scheme would not result in the loss of boundary features and the land is not within an Area of Biodiversity Importance. New earthbanks and a hedge are proposed, a matter that can be managed by planning condition and which would address the requirements of the Strategy for Nature SPG.

Other matters

Policies GP16(A) h., GP8 and GP9 seek to address matters relating to the amenities of surrounding residents, the health and well-being of future occupiers and the character and appearance of the built environment and open landscape.

Design and appearance

The proposed development, alterations and extensions represent a good standard of design that is in keeping with the existing building and will not harm the built environment given the variety of residential properties in the local area. The works proposed will not result in harm to the character of the surrounding area. Given the constraints of the building, consideration of the relevant policies demonstrates that the scheme does represent efficient and effective use of the land and existing building. Being single-storey only the development would offer accessible accommodation. New internal partitions are proposed which means that adaptations could be carried out in future to respond to the changing needs of occupiers having regard to Policy GP8.

The parking and patio areas proposed for the dwelling are considered proportionate when considering sustainable design and development for the purposes of Policy GP9.

Residential amenity

The building is situated in close proximity to Le Hulot however, the impact in terms of overshadowing will not alter from the existing situation. The extension, to the south, will not impact on the amenities of the occupiers of the host dwelling. Furthermore, fenestration alterations ensure that the potential for overlooking and loss of privacy to Le Hulot or other dwellings remains within acceptable limits.

With regard to the impact of the change of use of land on neighbouring properties, the proposal involves a change of use of an area of land to be included and managed as part of the residential curtilage. The proposed change of use would not of itself have an adverse impact on or affect neighbour amenities in line with Policies GP1 and GP15 of the IDP.

New developments should be planned and built to support the health and well-being of occupants and users and maintain appropriate amenities for those of neighbouring property.

As outlined elsewhere the amenities of future occupiers is generally considered satisfactory.

Parking and cycle parking provision

The scheme makes satisfactory provision for vehicle parking having regard to the SPG and aims of the IDP Policy IP7. The scheme does not make specific provision for cycle storage although there would be sufficient space to accommodate a cycle store of a scale allowed through the current householder exemptions. It is reasonable to impose a condition to require details and the provision of cycle storage to serve this dwelling.

Sustainable Development

Confirmation has 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 and also incorporates SUDs paving.

Contamination

Having regard to the recommendations of Environmental Health a condition should be imposed to address the matter of land contamination.

Conclusions

In view of the above it is recommended permission is granted for the proposed development subject to appropriate planning conditions.

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

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

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

Date: 22/04/2025