

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Demolish dwelling and glasshouses and erect 2 dwellings with associated works. Installation of two air source heat pumps and solar panels.

LOCATION: Glenroyd, La Biloterie Road, St. Saviour.

APPLICANT: Mr & Mrs P Duquemin

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: 01/07/2025

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: A7 Architecture Limited - 23-1512-P2/PD/01A, /PD/02A & /PD/03A.
Aerona R32 technical specifications.

Application Ref: FULL/2025/0446

Property Ref: E008060000

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. No development, including site works (but excluding any demolition), shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels and ridge levels of all buildings have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of this condition.

Reason - To make sure that the development is carried out in a way which is in character with its surroundings.

6. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan (SWMP) as originally submitted, the report shall highlight and detail the reasons for this.

Notwithstanding the details within the submitted SWMP, the crushing, grinding or other size reduction with machinery, of stone, bricks, tiles or concrete shall not take place at the site at any time.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9 and in order to ensure residential amenity.

7.a) Notwithstanding the details shown on the approved plans, prior to the commencement of any work in connection therewith a landscaping scheme for the site, to include those details specified below shall be submitted to and approved in writing by the Authority:

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

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

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

8. The dwellings hereby permitted shall not be used or occupied until the agreed scheme for cycle storage has been fully implemented. The provision for cycles shall be retained at all times.

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

9. Neither of the dwellings hereby permitted shall be occupied until full details of the photovoltaic panels have been provided and those panels and the proposed ASHP and EV charge points have been installed and made operational, unless otherwise agreed in writing by the Authority.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9 and OC1.

10. The earth banks forming the east boundaries of the domestic land shall be constructed in accordance with the Advice Note CN3 and positioned as shown in plan PD/01A and 02A, prior to the first occupation of either of the hereby approved dwellings or completion of the development whichever is the sooner.

Reason - In the interests of visual amenity and to prevent the encroachment of domestic uses onto the agricultural land.

11. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the

guidance provided in BS 4142:2014+A1:2019.

Reason: In the interests of neighbour amenity and preventing noise disturbance.

Expiry Date: This permission will cease to have effect on 30/06/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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.

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. 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/2025/0446
Property Ref: E008060000
Valid date: 17/03/2025
Location: Glenroyd La Biloterie Road St. Saviour Guernsey GY7 9QY
Proposal: Demolish dwelling and glasshouses and erect 2 dwellings with associated works. Installation of two air source heat pumps and solar panels.
Applicant: Mr & Mrs P Duquemin

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.

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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. No development, including site works (but excluding any demolition), shall begin on site until details of existing and proposed levels, including ground levels, finished floor levels and ridge levels of all buildings have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of this condition.

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Notwithstanding the details within the submitted SWMP, the crushing, grinding or other size reduction with machinery, of stone, bricks, tiles or concrete shall not take place at the site at any time.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9 and in order to ensure residential amenity.

7. a) Notwithstanding the details shown on the approved plans, prior to the commencement of any work in connection therewith a landscaping scheme for the site, to include those details specified below shall be submitted to and approved in writing by the Authority:

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

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

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

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

9. Neither of the dwellings hereby permitted shall be occupied until full details of the photovoltaic panels have been provided and those panels and the proposed ASHP and EV charge points have been installed and made operational, unless otherwise agreed in writing by the Authority.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9 and OC1.

10. The earth banks forming the east boundaries of the domestic land shall be constructed in accordance with the Advice Note CN3 and positioned as shown in plan PD/01A and 02A, prior to the first occupation of either of the hereby approved dwellings or completion of the development whichever is the sooner.

Reason - In the interests of visual amenity and to prevent the encroachment of domestic uses onto the agricultural land.

11. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason: In the interests of neighbour amenity and preventing noise disturbance.

INFORMATIVES

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.

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. 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 application site comprises a detached property situated to the north of La Biloterie Road, St. Saviour. Surrounding the site, the area comprises residential properties to the north, south, east and west.

The locality is characterised by residential development predominantly composed of bungalows and chalets to the northern side of the road particularly. A shared access driveway runs along the eastern side of the property, which appears to serve the dwellings to the side and rear.

The site is situated Outside of the Centres as designated in the Island Development Plan.

Relevant History:

FULL/2024/1374 - Demolish glasshouse and outbuilding, subdivide, extend and alter existing dwelling to create 2 dwellings and associated works – Granted.

Existing Use(s):

01 Dwelling houses

Brief Description of Development:

The application proposes the demolition of the existing dwelling and glasshouses and the erection of two dwellings with associated works.

Unit A is a single storey dwelling located within what was previously the rear garden of the main dwelling, with Unit B situated at the front of the plot and comprising of a 1.5 storey dwelling.

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

OC1: Housing Outside of the Centres
GP8: Design
GP9: Sustainable Development
IP6: Transport infrastructure and support facilities
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Representations:

N/A

Consultations:

The Office of Environmental Health and Pollution Regulation have commented on the application and the potential for land contamination.

I have reviewed the proposed plans to demolish a dwelling and glasshouses and erect two new dwellings with associated works at the above site. I confirm that I have two issues of concern to raise about the proposals.

1. Contaminated land

I note that application FULL/2024/1374 was granted for the site on 24th October 2024 and that this office commented on that application, raising concerns about contaminated land. As with the previous application, our concerns about this site having contaminated land remain.

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 heated commercial glasshouses have been, or still are located at the site. 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 that the following condition is attached to any granted permission:

- ***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.

Informative/Advice Notes

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

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

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

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

2. Crushing of rubble on site

I note that in the Waste Management Plan there is reference to the crushing of rubble on site. The site is relatively small and noise sensitive, due to the proximity of residential properties. Therefore, crushing is not a suitable option in this location. I recommend the following condition is attached to any granted consent for this application:

- *The crushing, grinding or other size reduction, with machinery designed for that purpose, of stone, bricks, tiles or concrete will not take place at the site.*

3. Air Source Heat Pumps

I have reviewed the revised information in relation to plans to demolish a dwelling and glasshouses and erect two new dwellings with associated works at the above site. I note that the revision includes the addition of two air source heat pumps (ASHPs), one to service each dwelling, noted on plans as Unit A and Unit B.

I note that the ASHP proposed at Unit B is approximately 7m from the nearest noise sensitive receptor. I have reviewed the online specification sheet for the proposed model – Aeron HPID10R32 - and carried out an approximate acoustic distance calculation in relation to the proposed locations of both ASHPs. To protect the amenity of nearby residents, I recommend the following condition is attached to any consent granted for this application:

- *Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.*

I would be grateful if this information is considered during the determination of this application.

Summary of Issues:

The main considerations in the determination of this application include the principle of development, the impact on the character of the area and impacts on neighbour amenity.

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).**

The previous application, FULL/2024/1374 approved the subdivision of the existing dwelling into two self-contained units under Policy OC1 as the proposal was considered to be compatible with the character and amenity of the area and provided satisfactory living conditions for future occupants.

Policy OC1 also makes provision for the demolition and redevelopment of a building which is able to be subdivided, without the need to implement the permission and physically carry out the development, provided that:

- i. The subdivision scheme has been first granted permission
- ii. The redevelopment scheme is of broadly the same floor space and volume as the approved subdivision scheme and the number of units approved in the subdivision is not exceeded; and,
- iii. Where the existing building makes a particular positive contribution to the character of the area the replacement building would make an equal or enhanced contribution to the character of that area; and,
- iv. It can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design; and,
- v. It can be demonstrated that the new building can be constructed in such a way as to not have any increased adverse impact on the character or openness of an area; and,
- vi. It can be demonstrated that the new building can be constructed in such a way as to not have any increased impacts on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area.

The subdivision scheme was granted and remains extant under application FULL/2024/1374, and the current application proposes the same number of dwellings as the redevelopment scheme.

The submission includes volume calculations, however the Planning Service's calculations, measured externally, differ quite significantly from those submitted. The original building is considered to be approx. 618m³ which is substantially more than the 521m³ shown on the submission. Equally, the proposed dwellings have a greater volume than indicated, with Unit B measuring approx. 275m³ and Unit A approx. 459m³, rather than the 225m³ and 370m³ respectively shown on the plans. Despite this difference in volume calculations, the increase above the approved scheme is approx. 18% which is considered to be broadly similar.

The approved floor area of the subdivision is 156sqm, and the proposed combined floor area of the two units is 186sqm, this is a 19% increase which is also considered to be broadly similar to the approved scheme.

The existing dwelling is considered to make a slight positive contribution to the character of the area due to the traditional style and scale of the bungalow set within a spacious plot. The proposed unit B which will be located in a similar position, at the front of the plot, will make an equal contribution to the character of the area by virtue of the traditional design, materials and appropriate scale.

With regard to the requirement for a new building to be constructed in such a way as to significantly enhance its sustainable design, the application was deferred to allow for additional information and provision to be made in order to demonstrate this successfully. The revised proposal now includes EV charge points and ASHP for both dwellings along with solar panels to the southern roofslope of Unit A. The insulation proposed also exceeds the minimum requirements, and in combination these are considered to significantly enhance the sustainable design, in accordance with Policy OC1 and GP9.

In terms of openness, despite the removal of the existing glasshouse behind the dwelling, the positioning of Unit A 50m to the north of the roadside extends the built form within the site further north. While in some ways this negates the benefit of removing the glasshouse, the new dwelling is of a higher standard of design than the glasshouse structure and is of considerably smaller volume. In views of the site from the coast road to the northwest the new dwelling would not appear incongruous in the landscape as it is in close proximity to the existing backland development, a pair of dwellings to the north-east of the application site, and will be positioned between the dwellings along La Biloterie Road and the existing dwelling Pre du Rivage along the coast road to the north. The proposed dwelling will therefore be read visually in combination with these existing developments and so it is not considered to have an adverse impact on the character or openness of the area. Land levels fall away from the road, and a levels condition will be used to ensure that the development integrates into its surroundings.

The proposed development will not result in an unacceptable impact on neighbours in terms of amenity. Unit B is positioned further forward in the plot, closer to the road, but retains an approx. 18m separation gap from the dwelling to the south which is adequate to ensure no harmful overlooking is created. The rear of Unit B has three rooflights, but these primarily overlook the application site only.

Unit A is orientated towards the coast, with windows facing west and northwest over existing agricultural land and the rearmost section of the neighbour's garden. This prevents harmful overlooking. The use of the existing access to serve one additional house is not considered a significant intensification in terms of activity, noise or disturbance to neighbours.

Regarding the requirements of Policy GP8, the design is considered to achieve a good standard of architectural design, utilising high quality natural materials such as granite and natural slate.

Unit B is on a single level and is therefore able to provide level access to and within the building for people of all ages and abilities. Unit A is set over two floors; however, the ground floor is set at a single level. The layout of accommodation is such that both properties benefit from adequate sunlight and daylight, along with dual outlook. The proposed subdivision of the plot provides each dwelling with sufficient separate private garden area.

Overall therefore, the scheme would provide a satisfactory living environment for the occupiers of both dwellings proposed and accords with Policies OC1 and GP8 of the IDP.

The subdivision of the site will not result in the unacceptable intensification of the use of accesses at the site nor have an adverse impact on the local road network in accordance with Policies IP7 and IP9 of the IDP. There is a shed provided within each garden area to ensure secure and sheltered cycle parking in line with Policy IP6, and this will be secured by condition.

Regarding Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and therefore has considered the use of energy, resources and any adverse impact on the environment. A Site Waste Management Plan with a detailed account of how waste associated with the development will be disposed of has also been submitted. Environmental Health have advised that despite its inclusion in the SWMP no on-site crushing should take place as it is relatively small and noise sensitive, due to the proximity of residential properties.

Based on the contents of the Site Waste Management Plan and condition to prevent any on site crushing, it is considered that the waste at this site will be appropriately controlled and disposed of, and the proposal satisfies the provisions of Policy GP9 in this respect.

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.

In view of the above, it is recommended planning permission is granted for the development proposed.

Date: 30/06/2025

