

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 existing buildings, erect dwelling with associated works and widen vehicle access.

LOCATION: Ville Baudu Barn, La Ville Baudu, Vale.

APPLICANT: Mr & Mrs Malcic

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: 27/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: SOUP Architects Ltd: 430_090(P_1), 095(P_1), 100(P_1), 300

Application Ref: FULL/2025/0848

Property Ref: C010770000

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.No trees to the front of the application site, adjacent to the south boundary, as shown on drawing ref: 430_095 (P_1), shall be felled, without the prior written consent of the Authority.

Reason - The existing trees positively contribute to the landscape character and amenity of the area and will help to assimilate the proposed development into its surroundings, this condition is applied to secure retention of the trees in accordance with Section 42 of the Law.

5.No pollarding shall be undertaken to the trees to the front of the application site, adjacent to the south boundary, as shown on drawing ref: 430_095 (P_1), until details of that work have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The existing trees positively contribute to the landscape character and amenity of the area and will help to assimilate the proposed development into its surroundings, details of the works to those trees are required to ensure that the contribution is maintained.

6.No landscaping shall be undertaken until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

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

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 in accordance with the Strategy for Nature.

7.The landscaping scheme shall be fully completed, in accordance with the details shown on Drawing No 430_095(P_1) and as 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 the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to provide biodiversity enhancements in accordance with the Strategy for Nature.

8. Prior to installation of the vehicle charge points, details of those points shall be submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until those charge points, and all other sustainable design features set out within the Design Statement (revised October 2025), have been installed in accordance with the approved details.

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

9. 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 as originally submitted, the report shall highlight and detail the reasons for this.

To ensure that the development is managed to minimise waste during the demolition of the existing buildings 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.

Expiry Date: This permission will cease to have effect on 26/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing buildings may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected accordingly prior to any demolition works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

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/2025/0848
Property Ref: C010770000
Valid date: 02/06/2025
Location: Ville Baudu Barn La Ville Baudu Vale Guernsey
Proposal: Demolish existing buildings, erect dwelling with associated works and widen vehicle access.

Applicant: Mr & Mrs Malcic

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

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

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

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

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

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Reason - The existing trees positively contribute to the landscape character and amenity of the area and will help to assimilate the proposed development into its surroundings, this condition is applied to secure retention of the trees in accordance with Section 42 of the Law.

5. No pollarding shall be undertaken to the trees to the front of the application site, adjacent to the south boundary, as shown on drawing ref: 430_095 (P_1), until details of that work have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - The existing trees positively contribute to the landscape character and amenity of the area and will help to assimilate the proposed development into its surroundings, details of the works to those trees are required to ensure that the contribution is maintained.

6. No landscaping shall be undertaken until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

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

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 in accordance with the Strategy for Nature.

7. The landscaping scheme shall be fully completed, in accordance with the details shown on Drawing No 430_095(P_1) and as 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 the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to provide biodiversity enhancements in accordance with the Strategy for Nature.

8. Prior to installation of the vehicle charge points, details of those points shall be submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until those charge points, and all other sustainable design features set out within the Design Statement (revised October 2025), have been installed in accordance with the approved details.

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

9. 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 as originally submitted, the report shall highlight and detail the reasons for this.

To ensure that the development is managed to minimise waste during the demolition of the existing buildings 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.

INFORMATIVES

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing buildings may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected accordingly prior to any demolition works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

OFFICER'S REPORT

Site Description:

The application site is located to the north of La Ville Baudu, and comprises a large parcel of agricultural land extending to Rue de la Greve to the north and is bounded by residential properties to the east and west. The south and west parts of the site formerly comprised a gravel quarry and are level and at a lower level than the land to the north and east. The site boundaries are well vegetated.

The building group which forms the subject of this application is located adjacent to La Ville Baudu, in the centre of the site, and is accessed from that road. The buildings comprise a linear two storey block built barn with asbestos roof, with single storey block and asbestos sheet cow shed to the east and pre-1900 stone building to the south-west. The western part of the roof and first floor to the two storey building, including the structure of both elements, is missing. The roof and structure of the pre-1900 structure are also missing.

The site is located Outside of the Centres in the Island Development Plan. The site is not situated within a Conservation Area.

Planning permission was granted in 2023 to convert the building to a dwelling and widen the vehicular access. The permission has not been implemented.

Relevant History:

FULL/2022/1511 Convert outbuilding to a dwelling with associated works and widen vehicle access. Approved 10/03/23

Existing Use(s):

Agricultural Use Class 28

Brief Description of Development:

Permission is sought to demolish the existing buildings at the site and to construct a new dwelling. The new dwelling would comprise a single storey structure arranged on a triangular footprint with monopitch roofs, with an L-shaped extension to the south. The new dwelling, as shown on the submitted floor plan, would accommodate 3 bedrooms, with an additional bedroom provided within the extension to the south.

Parking would be retained to the north-west of the building with the main external amenity space to the east of the dwelling.

As part of the proposal, it is proposed to increase the size of the vehicular access from 3.4m (not including bellmouth) to 4.4m (not including bellmouth).

The application was deferred over the inclusion of the demolition of the traditional stone building to the front of the site, without satisfying Policy GP16(A) first and in light of comments set out in the agent's Design Statement, together with appropriate demarcation on the east and west boundaries of the site to prevent encroachment onto agricultural land.

In response, the agent has clarified that the total floor area of the replacement dwelling would be less than that granted under application ref: FULL/2022/1511.

Despite the proposed extension to the south of the replacement house being in a very similar position to the existing granite building, and therefore appears like a replacement structure, the floor area of the proposed extension still falls within the total floor area of the converted dwelling-house as approved under FULL/2022/1511. Consequently, the demolition of the granite building does not require assessment under Policy GP16 (A), and therefore this application only seeks for its demolition and the new structure will be considered as part of the overall scheme under Policy GP16(B).

A landscape scheme has also been provided following deferral.

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

OC1	Housing Outside of the Centres
GP1	Landscape character and open land
GP8	Design
GP9	Sustainable development
GP15	Creation and extension of curtilage
GP16(B)	Conversion of redundant buildings – Demolition and rebuild
IP6	Transport infrastructure and support facilities
IP7	Private and communal car parking

Representations:

None received.

Consultations:

None undertaken.

Summary of Issues:

- Whether the demolition and rebuild complies with Policy GP16(B).
- Whether the proposed footprint and volume of the new dwelling is broadly the same as the approved converted building.
- Whether the demolition of the traditional granite stone building is acceptable.
- Whether the design of the proposed development is acceptable.
- Parking and access.
- The impact of the development on the character and appearance of the area.
- The impact of the development on neighbour amenity.

Assessment against:

1 - Purposes of the law.

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

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

Policy OC1 (Housing Outside of the Centres) indicates that new dwellings will only be supported where the proposal is achieved through the subdivision of an existing dwelling or the conversion of a redundant building, in accordance with Policies GP16(A) and GP16(B) (Conversion of Redundant Buildings).

In this case, permission has been granted for the conversion of the building which forms the subject of this application under Policy GP16(A), and permission is now sought for the demolition of that building and the construction of a new dwelling under Policy GP16(B).

Policy GP16(B) states that the demolition and redevelopment of a building that is able to accord with the requirements of the conversion of redundant buildings policy may be acceptable without the need to implement the permission for conversion by physically carrying out the development, provided that:

a. the conversion scheme has first been granted planning permission;

The conversion of this building was approved on 10th March 2023, under reference FULL/2022/1511.

b. the redeveloped scheme is of broadly the same floor space and volume as the approved conversion scheme and, in the case of development for residential purposes, the number of units approved in the conversion scheme is not exceeded;

The proposal features 3 bedrooms within the main house, and 1 bedroom within the proposed extension, reflecting that permitted under the approved scheme.

Following deferral, the agent has clarified the proposed floor area and volume of the proposed development compared to that approved under application ref: FULL/2022/1511.

As set out in the Design Statement, the existing Cowshed (323sqm) and adjoining granite building (55sqm) (GIA) measures approximately 378sqm.

The approved dwelling conversion equated to 312sqm of floor area. This excluded the granite structure from the application.

The proposed main dwelling (274sqm) and the adjoining granite extension (63sqm) measures approximately 337sqm.

Consequently, there would be a 7.4% increase in floor area of the proposed replacement dwelling, including the L-shaped element, when compared to the approved converted dwelling.

With regards to the volume of the approved dwelling conversion, the approved dwelling (excluding the granite building) under application ref: FULL/2022/1511, equated to approximately 1106m³. It is noted that the agent's calculations within the Design Statement includes the volume of the granite building under application ref: FULL/2022/1511, however that was excluded from the development at that time.

The agent has stated in the Design Statement that the volume of the proposed dwelling and adjoining granite extension equates to approximately 1306m³.

Consequently, there would be approximately 15% increase in volume of the proposed replacement dwelling (including the proposed extension) when compared to the approved converted dwelling (excluding the granite building).

Based on the above, the proposed dwelling is considered to be '*broadly the same floor space and volume as the approved conversion scheme*' for the purposes of criterion 'b' of Policy GP16(B).

c. where the existing building makes a particular positive contribution to the character of an area the replacement building would make an equal or enhanced contribution to the character of that area;

The existing, mid-century, linear two storey block built barn with asbestos roof, with single storey block and asbestos sheet cow shed to the east, is not considered to positively contribute to the character of the area. Its demolition is supported under Policy.

The traditional granite stone L-shape building towards the front of the site is considered to have some historical and architectural merit and therefore positively contributes to the character of the area. Although, the degree of contribution is not considered to be so substantial to require its retention when taking into account its limited visual contribution to the area, and that a replacement L-Shape building is to be located in a very similar location and consists of traditional materials in homage to the former use of the site and traditional characteristics of the building. For these reasons, the existing building is not considered to achieve the "particular" positive contribution referenced in this criterion, and irrespective of this matter the replacement building is considered to make an 'equal contribution to the character of the area' for the purposes of criterion c) of Policy GP16B.

The requirements of Policy GP8 (Design) is intertwined with criterion c) of Policy GP16B, and requires 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. In this case, the proposed replacement building would be of an unusual design but considered acceptable in terms of its scale, form, mass, design and materials given the general support and scope for different architectural designs in less sensitive areas such as this. Additional planting is proposed to ameliorate any visual impact and to assimilate the development into its surrounding. This is discussed in more detail below.

The proposed scheme would therefore achieve a good level of design, which would not have any adverse impacts on the character of the area, in accordance with Policy GP8 (Design).

d. it can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design;

The agent's revised Design Statement sets out that:

"The proposed replacement dwelling meets the requirements of Policy GP9 by focusing on sustainability and energy consumption. The replacement dwelling will exceed current thermal standards through features like high insulation, passive solar design, and energy-efficient systems such as mechanical ventilation with heat recovery (MVHR). Additionally, water-saving strategies, including low-flow fixtures and energy-efficient appliances, will be implemented to enhance overall sustainability.

The proposed replacement design consists of three simple forms connected by a single-storey atrium, offering flexibility in construction methods, including traditional or prefabricated options, thereby minimising material use and reduce waste.

High-quality, sustainable materials will be used to ensure excellent insulation and airtightness. Materials from the demolished structures will be crushed and reused on-site for construction, reducing the need for excavation and transport. Existing site levels will largely be maintained to further minimise environmental impact."

The Design Statement makes reference to the design approach taking advantage of solar heat and light by virtue of floor-to-ceiling glazing to maximise passive solar energy thereby reducing artificial lighting need consumption. The triangular aspect of the dwelling promotes passive ventilation, aiding cooling in the warmer month. The ground floor atrium will also be designed to prevent overheating by incorporating openable roof lights in order to create a 'passive cooling stack effect' for rapid ventilation.

In addition to these sustainable design approaches, other aspects such as thermal performance, mechanical systems and energy efficient technology, water efficiency and flexible layout, accessibility, bike storage, car charging, permeable paving are also incorporated into the design to improve the sustainability of the new dwelling.

It is necessary and reasonable to impose planning conditions to ensure that the replacement building installs these sustainability measures, electric vehicle charging points, as well as secure and covered bicycle storage in the interests of sustainable design.

Overall, it is considered that the improvements in sustainable construction outlined within the application would be sufficient to meet the terms of criterion d) of Policy GP16B.

e. it can be demonstrated that the new building can be constructed in such a way as to not have any unacceptable adverse impacts on the landscape character or openness of an area;

The replacement building is positioned in a similar position to the existing structure, located between the road and a raised rock outcrop to the rear, which dense vegetation to the front of the site. Whilst the footprint, scale and form of the building on site has changed, the resultant impact on the landscape character and openness of the area will be limited.

It is noted that the existing mature trees and shrubs to the front of the site are to be pollarded and cut back as shown on drawing 430_095 (P_1), and a mixture of new shrubs and trees are to be planted in accordance with Environment Guernsey's proposals, of which these details have not been submitted as part of this application. Due to the screening that the existing vegetation provides along the south boundary, it is considered necessary and reasonable to attach a planning condition to ensure that the trees aren't felled due to the contribution that they make to the character and appearance of the locality, and which will help to assimilate the development into its surroundings. It is also reasonable to require full details of the pollarding works prior to such works commencing onsite to ensure that proposed dwelling will assimilate into its environment. The agent has agreed to such condition as set out in their letter dated 20th November. Full details of the mixture of new shrubs and trees are to be planted along the south boundary of the site, in accordance with Environment Guernsey's proposals, should also be controlled by condition.

Following deferral, the agent has also clarified that the agricultural fields to the north, east and west of the application site are accessed independently and therefore the proposed siting of the dwelling-house would not undermine the management of the adjoining agricultural land. Whilst it is recognised that both the east and west boundaries should be appropriately demarcated to clearly define the domestic curtilage of the property, as well as preventing encroachment onto agricultural land, the revised plans show that the majority of the east and west boundary will consist of

new native planting to appropriately demarcate the property, whilst ensuring a maintenance gap be provided in order to manage the agricultural land. Whilst it would be more appropriate to provide a defined boundary treatment along the entire east and west boundaries, the agent has noted that the former application (FULL/2022/1511) did not require such provision, and therefore it would be considered unreasonable in this case to require further planting, or an agricultural gate to reinforce demarcation and limit encroachment. Consequently, a limited size maintenance gap in this particular circumstance is acceptable.

f. 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.

This criterion is reflected in Policies GP8(d) and GP9(b).

The siting of the development, coupled with its single storey design and relationship and distance to neighbouring residents ensures that the development is not considered to cause significant harm to the amenities of neighbouring residents.

Access, parking and amenity

Access would be retained through the existing access point to the site. The proposal seeks to widen the vehicular access point from 3.4m to 4.4m, which is considered to be a reasonable increase that would not undermine the landscape character or appearance of the area, whilst improving accessibility to and from the site. The proposal complies with Policy GP1 and IP9.

Parking and amenity provision is appropriate for the size of dwelling. Whilst covered cycle storage is not proposed, an appropriate area is indicated for the provision of such storage. The proposals would therefore accord with Policies GP8(d), IP6 (Transport Infrastructure and Support Facilities), IP7 (Private and communal car parking) and IP9 (Highway Safety, Accessibility and Capacity).

Accessibility, adaptability and waste management

The Design Statement also sets out that the simplistic form of the structure, combined with carefully planned structural spans, ensures that all internal walls will be non-load bearing. This design allows for flexibility in the internal layouts, enabling future adaptations if needed, in accordance with Policy GP8 (f) and (g).

A Waste Management Plan has been submitted in support of the proposal. This helps to demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with. The implementation of which could be monitored by way of condition.

The change of use remains unchanged from that approved under application ref: FULL/2022/1511. The revised application includes appropriate demarcation on the east and west boundaries of the site to prevent encroachment onto agricultural land. These landscaping details should be conditioned accordingly.

For the avoidance of doubt the proposed development will comply with, and exceed Building (Guernsey) Regulations 2012 where applicable, and therefore has taken into account the use of energy, resources and environmental considerations as set out under Policy GP9.

For the avoidance of doubt, the proposal achieves; a good standard of architectural design, demonstrates the most effective and efficient use of land, respects the character of the local built environment and landscape character, achieves acceptable standards of health and well-being of the occupiers and neighbouring residents, provides soft and hard landscaping which respects the local character (subject to conditions), demonstrates accessibility to and within the replacement building for all ages and abilities, and offers flexible and adaptable accommodation that is able to respond to people's needs over time, and where appropriate these have been discussed above in more detail. Consequently, the application complies with Policy GP8.

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

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

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

The proposal would have no impact on Protected Buildings, or their settings, Trees or on SSS's.

For the reasons set out within this report, it is recommended that the application be granted planning permission, subject to conditions.

Date: 25/11/25

