

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, erect replacement dwelling, erect boundary wall to south boundary and associated works.

LOCATION: Highfield, La Route De Sausmarez, St. Martin.

APPLICANT: Mr & Mrs G Lloyd-Jones

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: 01/09/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Des Ewing Residential Architects:
24-12-03, 10, 11, 12, 13, 14, 20, 30, 31

Application Ref: FULL/2025/0995

Property Ref: J000110000

Conditions and reasons:-

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

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

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

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

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

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

4.Prior to the commencement of any work in connection therewith details of the proposed hardstanding to the site frontage for parking and turning and patio/terrace areas shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details with the driveway/parking/turning fully complete prior to the first occupation of the approved replacement dwelling.

Reason - The information provided with the application does not include full details of the proposed features and the condition is impose to ensure the high quality of the completed development and the character and appearance of the Conservation Area.

5.The first and second floor dressing room, WC and ensuite windows in the north and south elevations as shown on the approved plans shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

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

6.Prior to the commencement of any work in connection therewith details of the treatment/means of enclosing the southern edge of the ground floor terrace and the associated steps and ramp to the south of the outdoor pool. The development shall be carried out only in accordance with the agreed details and the approved southern edge treatment shall be installed prior to the terrace being first brought into use and shall thereafter be retained at all times.

Reason - The information provided with the application does not include full details of the proposed feature and the condition is imposed to ensure a high standard of design in the Conservation Area.

7.The windows of the replacement dwelling hereby approved shall be of a 4-pane vertical sliding sash configuration and means of opening.

Prior to the commencement of any work in connection therewith, large scale drawings (1:20 elevations) of the external doors and windows of the west elevation shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To conserve the character and appearance of the Conservation Area.

8.The development hereby permitted shall be constructed in accordance with the details set out on pages 4 - 6 of the letter from Mr and Mrs Lloyd-Jones dated 13/06/2025, under the heading 2.0 Policy GP9 Sustainable Development.

Reason - In the interests of sustainable development.

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.

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.

Expiry Date: This permission will cease to have effect on 31/08/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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/2025/0995
Property Ref: J000110000
Valid date: 18/06/2025
Location: Highfield La Route De Sausmarez St. Martin Guernsey GY4 6SE
Proposal: Demolish dwelling, erect replacement dwelling, erect boundary wall to south boundary and associated works.

Applicant: Mr & Mrs G Lloyd-Jones

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.

4. Prior to the commencement of any work in connection therewith details of the proposed hardstanding to the site frontage for parking and turning and patio/terrace

areas shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details with the driveway/parking/turning fully complete prior to the first occupation of the approved replacement dwelling.

Reason - The information provided with the application does not include full details of the proposed features and the condition is imposed to ensure the high quality of the completed development and the character and appearance of the Conservation Area.

5. The first and second floor dressing room, WC and ensuite windows in the north and south elevations as shown on the approved plans shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) and shall thereafter be retained at all times.

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

6. Prior to the commencement of any work in connection therewith details of the treatment/means of enclosing the southern edge of the ground floor terrace and the associated steps and ramp to the south of the outdoor pool. The development shall be carried out only in accordance with the agreed details and the approved southern edge treatment shall be installed prior to the terrace being first brought into use and shall thereafter be retained at all times.

Reason - The information provided with the application does not include full details of the proposed feature and the condition is imposed to ensure a high standard of design in the Conservation Area.

7. The windows of the replacement dwelling hereby approved shall be of a 4-pane vertical sliding sash configuration and means of opening.

Prior to the commencement of any work in connection therewith, large scale drawings (1:20 elevations) of the external doors and windows of the west elevation shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To conserve the character and appearance of the Conservation Area.

8. The development hereby permitted shall be constructed in accordance with the details set out on pages 4 - 6 of the letter from Mr and Mrs Lloyd-Jones dated 13/06/2025, under the heading 2.0 Policy GP9 Sustainable Development.

Reason - In the interests of sustainable development.

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.

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.

OFFICER'S REPORT

Site Description:

Highfield is a detached, two-storey dwelling with classically designed exterior with parapet around the roof, quoin details to the front façade, decorative details around the windows and a porch supported by pillars and steps up to the front door and railings above. The rear of the property incorporates a bay feature above the basement accommodation, a central dormer that breaks through the eaves and two flat roof dormers to either side. A two-storey extension exists to the north and a single-storey conservatory/orangery extension to the south with further single-storey extension and terrace to the rear. A basement with associated lower terrace also exists to the rear of the property whilst the garden is largely laid to lawn. A 2m high granite wall marks the boundary with Stuart Lodge and there is a planted border, bank and hedge along the side of the garden adjacent to the boundary/forming the boundary with Bon Air. The property has a vehicular access to the west boundary with La Route de Sausmarez with set back pillars and a sliding electric gate.

Residential properties are situated to the immediate north and across the road to the west. To the south is a protected building set in substantial grounds with further residential development beyond to the south. Stuart Lodge is situated immediately adjacent to the common boundary to the north which comprises a two-storey granite building with subservient one and a half storey element projecting towards the boundary with Highfield. The property has decorative stonework, windows, ridge tiles, chimney stacks/pots and dormer details. Attached to the shared boundary wall is a single-storey lean-to structure which appears (externally) as a garage or domestic store.

The site is located Outside of the Centres and within a Conservation Area as designated in the Island Development Plan. The property is a pre-1900 building but is not protected.

Relevant History:

Pre-application advice was sought in this case.

Existing Use(s):

01 dwellinghouse

Brief Description of Development:

The application relates to the demolition of the existing detached dwelling and the erection of a replacement dwelling on the site. The dwelling proposed is two-storeys in height with accommodation in the roofspace. The proposed dwelling retains a generally classical exterior in terms of materials and fenestration, with bay windows to the rear leading out onto a terrace with steps and ramp to the garden and an outdoor pool.

The accommodation comprises a garage designed to accommodate a vehicle stacking system and cycle store, formal lounge, study, snug, open plan kitchen, living and dining room along with a bootroom and WC on the ground floor with small terrace overlooking the basement patio area and an outdoor pool. The accommodation is accessed via steps to the front door and to the side of the property. The first floor comprises two double bedrooms, a laundry and a master suite. A further bedroom with dressing area an ensuite is proposed within the roofspace along with a second study. The basement is shown to contain a games room, plant room, office, laundry area, gym, sauna x2 and wet area to serve the 20m lap pool. The accommodation leads out onto a patio or terrace with terrace retaining wall elements and steps up to lawn level.

The submission has been accompanied by a covering letter outlining that Highfield was added to the Conservation Area in 2015, noting that it is not “on show” when considering its contribution to the Conservation Area and noting that it has been extended and altered over time so that its original form has been diluted. It is also noted that there are numerous Regency houses in the parish and wider island and that the building is not unique however, the scheme does seek to replicate this style/architectural aesthetics but with more balanced and consistent proportions.

The scheme is considered by the applicant to be a high quality replacement that would contribute to the Conservation Area but due to its position and distance separation would not impact on the nearest protected building, Bon Air to the south. The existing high gate and landscaping to the road is noted because only the roof of the house is visible and the roof of the proposed dwelling would be within 0.5m of the existing. Reference is made to a number of interlinked properties to the north and how other properties in the locality have been extended and altered over time, particularly into the garden area to the east and considers that the development will have little material impact on Stuart Lodge given the existing boundary is dominated by mature trees (6-8m high).

The submission highlights that the scheme will optimise the building footprint, basement facilities and ceiling heights and future proofing access throughout all floors with a retrofit lift option. The scheme also achieves a very high efficiency thermal rating or passivehaus status with confirmation that the scheme will address the current Building Regulations and Technical Standards. Reference is made to ICF (insulated concrete forms) to rebuild the shell of the house which naturally provides a stucco finish render shell.

A Site Waste Management Plan has been provided but notes that this will be mainly determined following the grant of permission and having appointed a licensed demolition and waste management contractor. The aim is to reuse or offer for reuse many internal and external materials/fixtures and fittings etc. Granite is to be utilised on site either in the construction of walls or as a driveway subbase.

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

GP1: Landscape Character and Open Land

GP4: Conservation Area

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

Annex V: Landscape Character

Annex VII – St Martins Church and Sausmarez Manor Conservation Area

Bicycle parking advice note

Representations:

Three letters of representation have been submitted on the application raising the following points and concerns:

Residential amenity

- The additional windows when allied with the increased size of the house will result in increased overlooking of the adjoining house and gardens
- The height of the pool and terrace would be raised to the pool of what is a tall hedge – this shows a lack of regard for the neighbours of the development and will result in overlooking and loss of privacy
- The proposed dwelling will result in overshadowing and loss of light to the adjoining garden and property (particularly in spring and autumn)
- The design of the scheme and the proposed bays will result in overlooking and loss of privacy
- Shadow analysis should have been carried out given that the property projects forward and blocks out light

Design and appearance

- The development would not be in keeping with the Conservation Area being a modern version of what is a beautiful frontage
- The application letter refers to a building line created to the north but the bulk of this (extension) development is single-storey, not three stories as proposed
- There is an existing current building line that is clear and straight at first floor level

Other matters

- Although boundary issues are not a planning matter the applicant is aware that the hedge does not mark the site boundary, the hedge provides a great level of privacy for both the occupiers and neighbours of this property
- The hedge is beautiful and well cared for and has been disregarded in these plans – deep earthworks and the enlarged buildings will extensively damage the hedge
- The proposed granite wall and terrace will encroach on the boundary
- Foundations of the development may affect large and established trees and plants
- Building works will cause significant nuisance to surrounding homes, potentially over years
- The application letter is factually incorrect in relation to adjoining properties being vacant
- The side extension to Stuart Lodge was a garage but now provides accessible access to the garden for occupiers of the property
- The lack of consultation with neighbours prior to the submission of the application is surprising

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the:

- Principle of new residential development
- Design, form, scale and massing of the proposed development
- Impact on visual amenity and conservation area
- Impact on neighbour amenity
- Impact on adjoining Protected Building

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.

The purposes of the Land Planning and Development (Guernsey) Law, 2005, are to protect and enhance, and to facilitate the sustainable development of, the physical environment of Guernsey.

Section 38 of the Law explains the general functions of authorities in respect of conservation areas. This states that:

In the exercise, with respect to any building or other land in a conservation area, of any powers under this Law or any other enactment, special attention shall be paid to the desirability of preserving and enhancing the character and appearance of that area.

In respect of these statutory duties, the word 'preserve' is taken in its ordinary meaning as set out in Chamber's dictionary, which is 'to keep safe from harm or loss'.

The purposes of the Law are reflected in the Island Development Plan, the principal aim of which is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely. Relevant policies will be addressed below in assessing the key issues.

Section 13 to Part IV of The Land Planning and Development (General Provisions) Ordinance, 2007, sets out a number of general material considerations, the following of which are considered to be relevant in this instance:

- (b) the character and quality of the natural and built environment which is likely to be created by the development,
- (c) the appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, siting and the materials to be used,
- (d) the likely effect of the development on the character and amenity of the locality in question,

Principle of replacement dwelling

Replacement dwellings on a one for one basis must be assessed against Policy GP13 of the Island Development Plan, this is irrespective of the size of the existing or proposed replacement dwelling.

Design, form, scale and massing of the proposed development

Policy GP4 outlines that proposals that would result in the demolition of a building that contributes to the character, architectural or historic interest and appearance of that Conservation Area will only be supported where the replacement makes an equal or enhanced contribution to the character of that Conservation Area. This scheme would result in the loss of a building that makes a positive contribution to the Conservation Area with a building that is c. 2m wider and 0.5m taller than the existing building. Classical proportions are proposed along with other architectural details. Materials are proposed to replicate the existing with the possible exception of the windows where two options are proposed for glazing configuration, either vertical 4 pane sashes or 6 pane casements.

Policy GP13: Householder Development sets out a number of criteria that should be satisfied. The policy also identifies that consideration must be given to the contribution the existing building makes to the character of the area concerned and that a Waste Management Plan should be submitted with a planning application. This must demonstrate how waste associated with the development process is to be minimised, how existing materials on site are to be reused on or off site and how residual waste will be dealt with.

The preceding text to Policy GP13, paragraph 19.14.10 states:

In considering proposals for the replacement of a dwelling on a one for one basis, consideration will be given to the impact of the new building on the openness of the area rather than a comparison between the impact of the existing dwelling compared with the impact of the new. A replacement dwelling can therefore be larger than the dwelling it is replacing and have a greater impact upon the openness of the area concerned compared with the existing dwelling and will be supported where the Authority is satisfied that the proposed impact is acceptable when considered against all relevant policies of the Island Development Plan.

Policy GP8: Design seeks to ensure that development respects the quality of the physical environment, recognising that good design can contribute to the creation of a cohesive built environment that enhances the experience of the Island whether that is for living, working or visiting.

In this regard Policy GP8 supports development that achieves good design that respects the local character but demonstrates an effective and efficient use of land and uses soft and hard landscape where appropriate to help mitigate and/or assimilate a scheme within its setting. The policy recognises the importance of development of a residential nature to allow for flexibility and adaption to suit needs whilst also assuring that proposals have addressed the health and well-being of the future occupiers and neighbours.

The existing building on the site it is located on a substantial plot that is capable of accommodating a taller and larger building. Furthermore, Policy GP13 clearly sets out that a comparison should not be made between the impacts of the existing dwelling compared with the impact of the new.

The application site is located in an area where development is varied in terms of its height and design. The proposed dwelling would sit on the same front building line (except the porch/portico) but as the section and other drawings show, would project further at basement level and at upper floor levels. The building is broken down into different elements with single-storey elements to either side and the two-storey bays proposed to the rear along with the porch feature to the front. This approach keeps the main bulk of the building away from the site boundaries.

The Island Development Plan must balance public interest and individual choice but should protect and where possible enhance the built and natural environment. IDP policies GP4 and GP8 do not seek to restrict the architectural style of new development in Conservation Areas, instead making clear that providing the scale, mass, detail and special interest of the surrounding built form has been considered, and that a particularly high standard of design is achieved, then either contemporary or traditional design approaches that respect and complement the character of the surrounding area may be appropriate. This policy also requires that where a building contributes to the Conservation Area its replacement must make an equal or enhanced contribution. This scheme adopts a traditional design approach but using modern construction materials and offering an internal layout that suits the current property owners.

Policy GP8 also refers to the provision of soft and hard landscaping to reinforce the local character the drawings show the existing granite walls, bank and hedges to be retained. The hedge to the south of the property is understood to fall outside the applicants ownership and control therefore its removal as part of this application cannot take place without the express consent of the owner of the land on which it sits. The existing terrace also sits very close to that boundary and hedge being 5.5m at its widest. In terms of damage to the root system caused by the proposed development, including the ground floor terrace area (not the basement) the previous works to create a terrace appear to have been successfully undertaken without undue harm to the hedge. Its benefit in terms of privacy is noted although it is also acknowledged that the adjoining property at Bon Air and its principal amenity space is situated a significant distance from the application site (over 70m). Ultimately, damage to the hedge during the construction phase would be a private civil matter between the owner of Highfield and those at Bon Air.

The replacement dwelling would be appropriately grand in appearance and architecturally designed to incorporate a formal façade with classical proportions and would use appropriate materials. The position of the building relative to the road, its size and appearance in relation to other buildings in the area and consistency in styling could conserve the unity of this character area (La Route de Sausmarez) of the

Conservation Area. In this regard the scheme accords with Policies GP4, GP8 and GP13 of the IDP.

It is also important to consider the finer details of the replacement building and in order to better respect the character of the area the use of 4-pane vertical sash fenestration is recommended and can be secured by condition.

Impact on visual amenity

As outlined above the preceding text to Policy GP13 clearly sets out that the impact on a new building on the openness of an area will be considered and does not require a comparison between old and new. As a result a replacement dwelling can be larger and have a greater impact provided that all other relevant planning policies have been satisfied. The principle of the larger dwelling has been considered and addressed above.

Policy GP8: Design seeks to ensure that development respects the quality of the physical environment, recognising that good design can contribute to the creation of a cohesive built environment that enhances the experience of the Island whether that is for living, working or visiting.

In this regard policies support development that achieves a high standard of design that respects the local character but demonstrates an effective and efficient use of land and uses soft and hard landscape where appropriate to help mitigate and/or assimilate a scheme within its setting. The existing site is clearly capable of accommodating a large dwelling due to its site area. The development has been situated away from and set back from La Route de Sausmarez.

The concerns expressed through the public consultation regarding the visibility of the dwelling and its impact on the Conservation Area have been noted however, the dwelling proposed will not appear unduly visually intrusive and would not be out of keeping in the locality. The scheme will preserve the character and appearance of the locality and accords with the aims of Policies GP4, GP8 and GP9 of the IDP.

Impact on neighbour amenity and the living environment of future occupiers

GP8: Design indicates that new development will be supported where it is demonstrated that it will not have an unacceptable impact on neighbouring amenity and considers the health and well-being of the occupiers.

The concerns raised through the public consultation process have been noted with regard to the height, scale and bulk of the development and associated overshadowing. It is noted that the proposed garage extension that abuts the boundary with Stuart Lodge will project further into the plot than the existing structure the height would not significantly alter particularly given the current scallop detail. The proposed garage element measures c. 4.7m high which will not result in unacceptable overshadowing to the adjoining property and garden. The main house

also projects further into the site than the existing, but the overall height is c. 0.5m taller. The setback position of the main house from the north site boundary will help to manage the potential for overshadowing to occur as the replacement dwelling would primarily overshadow the garage and garden area of its own plot.

The submission notes that the boundary with Stuart Lodge is marked by high/mature trees etc. and whilst these are retained the matter of privacy will be clearly addressed. With regard to overlooking it is noted that this is already a multi-storey building with a two-storey bay above the basement with windows angled such that those windows, without established and mature boundary planting to the north, could offer some oblique views into the garden to the north of the adjoining property. The current scheme also proposes small roof terraces off the two second floor bedrooms. The floor plans show however, that the side cheeks of the dormers themselves will be solid and not glazed. The projection of the proposed dwelling into its plot is such that even if the boundary trees etc. were reduced or removed the area to the immediate rear of the property, generally considered to be the most private, would be protected from direct overlooking from these bays and roof terraces. The secondary and bathroom/ensuite windows in the north gable of the proposed dwelling can be required to be obscure glazed.

There is ample distance separation between the proposed dwelling and Bon Air to ensure that adequate privacy is maintained. The comments and concerns raised regarding the height of the ground floor terrace and outdoor pool are noted. The scheme does not clearly indicate how the edge of this terrace with the associated steps/ramp will be marked and this matter could be managed by condition to address the quality of the completed development within the Conservation Area and having regard to the proximity of this aspect of the development to the site boundary. It does however, remain the case that Bon Air is set a substantial distance from this site boundary and the impact on privacy will be limited.

The scheme has been designed to provide for the future occupiers of the dwelling with flexible living accommodation, off-road parking and private amenity space which will provide access for all and will enable future occupiers to remain in the property for longer.

The scheme will alter the relationship of the property on this site to those dwellings in the immediate area however following careful consideration of the development will not result in unacceptable harm to the amenities of surrounding residential occupiers and the scheme accords with Policies GP8 and GP13 in this respect.

Impact on adjoining Protected Building

Policy GP5: Protected Buildings seeks to preserve the special characteristics of a Protected Building and their setting is preserved. There is adequate distance separation between the proposed replacement dwelling and the Protected Building, Bon Air to ensure that the proposed new dwelling does not result in harm to the

setting or overall special interest of this Protected Building in accordance with Policy GP5.

Waste Management Plan and Sustainable Development

The application has been accompanied by a brief Waste Management Plan which is considered to be satisfactory in this case. The information is considered satisfactory to meet the aims of Policy GP9 in this respect.

With regard to Policy GP9: Sustainable Development, it has been demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and therefore has taken into account the use of energy, resources and any adverse impact on the environment

Parking/turning etc.

The site incorporates a turning circle marked by mature landscaping and there is ample on-site parking to meet the needs of future occupiers, in addition to the proposed attached garage in accordance with Policy IP7, although it is noted that no maximum parking standards apply in Outside of Centres locations and each application is considered on its own merits.

Reference is made in the submission to the reuse of materials from demolition in relation to the driveway (currently gravel). The drawings do not specify details of the proposed driveway and the exempt driveway materials are specified in the current Exemptions Ordinance, without confirmation of the surfacing at this stage however, it is reasonable to require this information to be provided by condition in relation to good design, sustainable development and the effect of the development on the Conservation Area.

The garage will offer provision for secure and covered cycle storage in line with the aims of Policy IP6.

Conclusion

In view of the above it is recommended permission is granted for the proposed replacement dwelling subject to conditions relating to:

- Obscure glazing
- 4-pane vertical sashes
- Hardstanding details
- GP9 measures
- Balustrade/treatment of the edge of the ground floor terrace with associated steps and ramp
- Waste management plan

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 or sites.

Date: 21/08/2025