

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: Change of use of agricultural land to domestic garden (1,468sqm). Demolish existing dwellings (Ocean View & Le Mont), erect 2 dwellings with detached outbuildings/garages and air source heat pumps, infill existing vehicle access and relocate and create 2 new vehicle accesses to south-west boundary and associated works.

LOCATION: Ocean View & Le Mont, Rue De Calais, St. Martin.

APPLICANT: Beechwood Securities (Guernsey) Ltd

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: 13/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 21/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd: 10763 LOA AB10ZZ D A 0100 Rev 02, 0110 Rev 02, 0200 Rev 02, 0700 Rev 01, 0701, 10763 LOA AB10 B2 D A 0501 Rev R01, 0502 Rev R01, 0503 Rev R01, 0504 & 0505.
Environment Guernsey Biodiversity Statement, July 2025

Application Ref: FULL/2025/1286

Property Ref: J016930000+J016940000

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.The replacement dwelling-houses, known as Ocean View and Le Mont as shown on the approved drawings, shall not be occupied until both existing dwellings have been demolished in their entirety.

Reason - To ensure that the replacement dwelling-houses are replaced on a one for one basis to accord with Policy GP13 (Householder Development).

5.Notwithstanding the information submitted and prior to the commencement of works on site (excluding demolition works), full details of an updated landscaping scheme showing the approved domestic curtilage and siting of Ocean View and Le Mont; the enhancements set out in the Biodiversity Statement, including those set out in section 10.7; and specifying the species, height and diameter of the trees, hedges, and native wildflower mix, when planted; and an addendum to Environment Guernsey Biodiversity Statement (as set out in the agent's letter, page 3, dated 14th November 2025), shall be submitted to and agreed in writing by the Authority. The wildflower planting areas as shown on drawing 0110.02 shall be seeded with a native wildflower meadow, in accordance with the Biodiversity Statement (pages 20, 21) given the close proximity to a Site of Special Significance.

Reason - The siting of the replacement dwelling, Ocean View, has been repositioned and therefore the original Landscaping Scheme submitted by Guernsey Gardens is inaccurate, and requires updating. The new landscaping is required to assimilate the development into its rural surroundings to respect the character of the area and visual

amenity given that the proposal is likely to be highly visible in long distance views to north of the application site. The wildflower meadow shall be native due to the close proximity to the Site of Special Significance which could cause harm to the biodiversity of this sensitive area if non-native plants were introduced.

6.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the Condition 5 above, including Environment Guernsey Biodiversity Statement and the addendum (as set out in the agent's letter, page 3, dated 14th November 2025), in the first planting season following either dwelling-house (Le Mont or Ocean View, however named) being first occupied. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity and to assimilate the development into its rural surroundings.

7.Notwithstanding the information submitted as shown on drawing ref: 0110. 02, the approved domestic curtilage along the south-east boundary shall consist of a continuous native hedgerow that extends the full length of the south-east boundary to clearly demarcate between the domestic and agricultural land uses.

Reason - The existing plans (drawing ref: 0110. 02) features an inappropriate boundary treatment, which differs from other drawings submitted, and could enable encroachment onto the agricultural land to the south-east. A continuous boundary treatment must incorporated as part of the approved landscaping scheme as part of Condition 5.

8.The development shall not be occupied until the existing hardstanding on the agricultural land, as shown in purple on drawing 0110.02, and the Biodiversity Statement (page 17, Figure 39), is removed and the land reverted to agricultural use.

Reason - To ensure that the unauthorised development is removed from site within a reasonable timeframe in order to improve the quality of the land, and to accord with the commitments and address the Strategy for Nature (2020).

9.The development shall not be occupied until the solar panels, Mechanical Ventilation with Heat Recovery (MVHR) system, electric car charging point, air source heat pumps, and all other sustainable design features set out in the approved Planning and Design Statement (page 16) have been installed and made operational.

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

10.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 - To protect the amenities of neighbouring residents against undue noise emissions.

11. 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 12/01/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements should anything of archaeological interest be uncovered.

The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

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/2025/1286
Property Ref: J016930000+J016940000
Valid date: 21/08/2025
Location: Ocean View & Le Mont Rue De Calais St. Martin Guernsey
GY4 6AS
Proposal: Change of use of agricultural land to domestic garden
(1,468sqm). Demolish existing dwellings (Ocean View & Le
Mont), erect 2 dwellings with detached outbuildings/garages
and air source heat pumps, infill existing vehicle access and
relocate and create 2 new vehicle accesses to south-west
boundary and associated works.

Applicant: Beechwood Securities (Guernsey) Ltd

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).

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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. The replacement dwelling-houses, known as Ocean View and Le Mont as shown on the approved drawings, shall not be occupied until both existing dwellings have been demolished in their entirety.

Reason - To ensure that the replacement dwelling-houses are replaced on a one for one basis to accord with Policy GP13 (Householder Development).

5. Notwithstanding the information submitted and prior to the commencement of works on site (excluding demolition works), full details of an updated landscaping scheme showing the approved domestic curtilage and siting of Ocean View and Le Mont; the enhancements set out in the Biodiversity Statement, including those set out in section 10.7; and specifying the species, height and diameter of the trees, hedges, and native wildflower mix, when planted; and an addendum to Environment Guernsey Biodiversity Statement (as set out in the agent's letter, page 3, dated 14th November 2025), shall be submitted to and agreed in writing by the Authority. The wildflower planting areas as shown on drawing 0110.02 shall be seeded with a native wildflower meadow, in accordance with the Biodiversity Statement (pages 20, 21) given the close proximity to a Site of Special Significance.

Reason - The siting of the replacement dwelling, Ocean View, has been repositioned and therefore the original Landscaping Scheme submitted by Guernsey Gardens is inaccurate, and requires updating. The new landscaping is required to assimilate the development into its rural surroundings to respect the character of the area and visual amenity given that the proposal is likely to be highly visible in long distance views to north of the application site. The wildflower meadow shall be native due to the close proximity to the Site of Special Significance which could cause harm to the biodiversity of this sensitive area if non-native plants were introduced.

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Reason - In the interests of visual amenity and to assimilate the development into its rural surroundings.

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Reason - The existing plans (drawing ref: 0110. 02) features an inappropriate boundary treatment, which differs from other drawings submitted, and could enable encroachment onto the agricultural land to the south-east. A continuous boundary treatment must be incorporated as part of the approved landscaping scheme as part of Condition 5.

8. The development shall not be occupied until the existing hardstanding on the agricultural land, as shown in purple on drawing 0110.02, and the Biodiversity Statement (page 17, Figure 39), is removed and the land reverted to agricultural use.

Reason - To ensure that the unauthorised development is removed from site within a reasonable timeframe in order to improve the quality of the land, and to accord with the commitments and address the Strategy for Nature (2020).

9. The development shall not be occupied until the solar panels, Mechanical Ventilation with Heat Recovery (MVHR) system, electric car charging point, air source heat pumps, and all other sustainable design features set out in the approved Planning and Design Statement (page 16) have been installed and made operational.

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

10. 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 - To protect the amenities of neighbouring residents against undue noise emissions.

11. 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.

INFORMATIVES

The application site is located within an area of known archaeological importance and your attention is drawn to the provisions of the Island Development Plan, Annex VIII on Archaeological Assessment.

It is desirable that access be granted to the States Archaeologist, Culture & Heritage Service, and that you contact them to gain advice or make arrangements should anything of archaeological interest be uncovered.

The Archaeology team can be contacted on 01481 220729 or 01481 220722, or mobiles 07781 102219 or 07911 721210.

OFFICER'S REPORT

Site Description:

The application site relates to two dwelling-houses, known as Le Mont and Ocean View, both of which issued with recent Immunity Certificates.

Both properties are positioned adjacent to one another, and are located at the end of a private highway, east of Calais Road. The private highway leads to one other property known as Shuruuq which has recently be redeveloped.

Le Mont and Ocean View are located on limited size plots, and located to the north lies an area of agricultural land, also under the same ownership as Le Mont and Ocean View. To the east lies an area of vegetation and is recognised a Site of Special Significance (SSS) as designated on the Island Development Plan Proposals Map.

The buildings are not protected, nor are they located within a Conservation Area.

The application is located Outside of the Centres and is outside of an Agriculture Priority Area as designated on the Island Development Plan Proposals Map.

Relevant History:

Reference No	Description	Decision	Date
Le Mont PREA/2024/0869 J016930000	Extend curtilage, demolish and rebuild dwelling	Pre-application enquiry	2024
Le Mont CURT/2024/0023 J016930000	Definition of Curtilage.		2024

Ocean View PREA/2024/0206 J016940000	Extend domestic curtilage, demolish and rebuild dwelling	Pre-application enquiry	2024
Ocean View CURT/2024/0024 J016940000	Definition of Curtilage.		2024

Existing Use(s):

Le Mont – Residential Use Class 1.

Ocean View – Residential Use Class 1.

Brief Description of Development:

Planning permission is sought to change the use of agricultural land to domestic garden (1,468sqm). The application also seeks to demolish existing dwellings (Ocean View & Le Mont), erect 2 dwellings with detached outbuildings/garages, install air source heat pumps (ASHP), infill an existing vehicle access, and relocate and create 2 new vehicle accesses to the south-west boundary and associated works.

The proposed replacement dwelling for Ocean View consists of a 2.5 storey, chalet style 4 bedroom dwelling, featuring a slate roof, pitched roof dormer windows, rendered exterior together with the inclusion of a natural brick plinth course band, and natural brick cladding up to first floor level. The dwelling will be served by a pitched roof double garage.

The proposed replacement dwelling for Le Mont consists of a 1.5 storey, 3 bedroom dwelling, featuring a slate roof, pitched roof dormer windows, rendered exterior together with the inclusion of a natural brick plinth course band, and natural brick cladding up to first floor level. The dwelling will be served by a flat roof car port.

The application was deferred as concerns were raised over the scale and siting of Ocean View and its potential impact on the landscape character and openness of the surrounding area.

The agent has provided additional information in attempt to overcome the concerns raised. The agent has set the dwelling further away from the cliff face, and has reduced its scale and mass.

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

OC5(B): Agriculture Outside of the Centres – outside of the Agriculture Priority Areas

GP1 Landscape Character and Open Land

GP2 Sites of Special Significance

GP8 Design

GP9 Sustainable Development

GP13 Householder Development

GP15 Creation and Extension of Curtilage
IP9 Highway Safety, Accessibility and Capacity

Strategy for Nature - Supplementary Planning Guidance (2020).

Representations:

None.

Consultations:

The Office of Environmental Health and Pollution Regulation's comments:

I have reviewed the proposed plans to change the use of agricultural land to domestic garden (1,468sqm), demolish existing dwellings (Ocean View & Le Mont), erect two dwellings with detached outbuildings/garages and air source heat pumps, infill existing vehicle access and relocate and create two new vehicle accesses to the south-west boundary and associated works at the above site.

Regarding the installation of air source heat pumps, I have looked at the sound data provided in the submitted manufacturer's specification for a Daikin EDLA16D3V37. To protect the amenity of the nearest noise sensitive residential property, I recommend the following condition is attached to any permission granted for the 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 issue is considered during the determination of this application.

Please do not hesitate to contact me at the above address should you require any additional information regarding this matter.

States Archaeologist:

There is some relatively minor archaeological interest in this area in that the 1787 Duke of Richmond map marks an earthwork just to the north-east of the existing

buildings (arrowed on the illustration below). This is likely to have been associated with the Militia, probably a defensive earthwork to shelter musket fire over the bay.

It is unlikely that any trace of this structure survives, but nonetheless I would like to request that an informative notice be placed on any approval to the effect that the developers should contact my office if anything of interest is uncovered.

Summary of Issues:

- Whether the proposed change of use of land would impact on the openness and landscape character of the area, together with the loss of agricultural land.
- Whether the principle of demolishing two dwellings and erecting two replacement dwellings is acceptable.
- Whether the design, scale, mass, siting, form and materials of the replacement dwellings are acceptable.
- The impact of the development on the character and appearance of the area.
- The impact of the development on neighbour amenity.
- Whether the proposed vehicle access point is acceptable and would not negatively impact on highway safety or traffic management.

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.

Whether the proposed change of use of land would impact on the openness and landscape character of the area, together with the loss of agricultural land:

Policy OC5 (B) (Agriculture Outside of the Centres – outside the Agriculture Priority Areas) states that “*Proposals for development which would result in the loss of an existing farmstead, agricultural buildings or land will be supported where the proposed new use accords with the other relevant policies of the Island Development Plan*”. Policies GP1 and GP15 are also relevant and are considered below.

The landscape category of the application site is regarded as a ‘Coastal Landscape’, and falls under ‘Cliffs’ as designated in the Island Development Plan Proposals Map. The area of land in question aligns with the definitions of Cliff Tops as set out below:

“The Cliff Tops are the areas immediately backing the crest of the cliffs. This sub-zone roughly covers the first 300 metres of the Upland Plateau’s southern edge. This area drains south while most of the remainder of the Plateau drains to the north and west. The topland is generally flat, open pasture, divided by low earth banks and occasional fortifications and contrasting strongly with the vertical cliffs below. Although occasional glasshouses, trees and houses interrupt the flat open character of the landscape, particularly around Jerbourg, the topland still remains largely undeveloped.”

The proposal seeks to change use of agricultural land to domestic garden located to the rear (north) of Le Mont and Ocean View. The land parcel in question extends eastwards off the private highway and is bounded by a mature hedgerow which partially forms the north boundary. To the east, the land parcel is bounded by scrub vegetation, located at the top of the cliff face. This is recognised as SSS land.

Prior to the submission of the application, the applicant has cleared an area of scrub vegetation which formed part of the northern boundary of the proposed extension of curtilage. In its replacement, a series of trees have been planted in attempt to offset its loss and align with the proposed north boundary treatment. As a result, the short term effect of the actions undertaken by the applicant has made the northern aspect of the site more exposed in long distant views.

The aim and objectives of the Island Development Plan seek to balance the protection of open and undeveloped land with the need for other appropriate uses. Paragraph 2.2.14 of the Island Development Plan states that the Strategic Land Use Plan notes *“that there are valuable landscapes such as the coastal areas, open common, managed fields, valleys and escarpments that all contribute to the important local character of the rural environment”*.

In addition, the Strategic Land Use Plan states that:

“some people have a desire to tidy up and domesticate the landscape which will have an impact on landscape character. It further states that while this generally runs counter to the desire to preserve the local character of our landscapes, minor shifts in the management style of small parcels of land not forming part of larger areas of open land and not visually prominent will not fundamentally alter the character of the Island” (Paragraph 19.16.3 of Policy GP15).

The preceding text to Policy GP15 however states in paragraph. 19.16.4 that:

...In some cases, the incorporation of land into the curtilage of a building will not undermine the overall objective of retaining and enhancing open land or supporting agriculture and there is a requirement to assess proposals carefully to ensure a reasonable balance is struck between achieving these objectives and enabling individuals to exercise personal choice in creating or extending curtilages.

Whilst it is recognised that the proposal has resulted in a noticeable clearance of scrub vegetation, the clearance works are not considered to constitute development. In addition, the applicant has planted a row of new saplings along the proposed north boundary of the proposed extension of curtilage, in attempt to offset its loss, and presumably in accordance with the landscaping details submitted as part of the application.

The proposed extension of curtilage directly to the north of the footprint of both Le Mont and Ocean View, would not fundamentally alter the landscape character of the area as the extension of curtilage would follow and be a continuation of the general swathe of development to the west of the application site. The private highway serving the site indirectly groups and restricts development from sprawling northwards. The proposed extension of curtilage would continue this theme and pattern of development.

However, some concerns are raised over a proportion of the proposed extension of curtilage located towards the north-east of the footprint of Le Mont, and towards the cliff edge. This area is more conspicuous in public views, particularly from coastal footpaths around Fermain headland and from Becquet Road, and therefore is at odds with the general spatial pattern of development within the immediate vicinity. The proposed extension of curtilage could also be argued to contribute to a wider area of open land to the north, and to the east.

However, while it is recognised that the most likely impactful vantage points of the proposed extension of curtilage would be from the north of the application site, the degree of harm is unlikely to be so substantial to justify refusal. This judgement has been reached when taking into account the wider spatial pattern of development when viewed from long distance vantage points which would draw-the-eye towards the rear elevation of ribbon development along Calais Road, and towards the northern elevation of a prominent dwelling-house known as 'Le Mont Frie', located to the south-east of the application site.

Consequently, the wider spatial pattern of development and visual impact of the existing built environment when viewed on a more expansive scale and breath from these panoramic views, gives weight to allowing this change of use, in this particular instance, and is unlikely to cause unacceptable harm to warrant refusal. The proposal complies with criterion a) of Policy GP15.

With regards to criterion b, c and e of Policy GP15, the agricultural land in question is not located within an Area of Biodiversity Importance, is not located within an Agricultural Priority Area, and the change of use of land itself would not adversely affect the amenities of neighbouring residents which they could reasonably expect to enjoy.

Strategy for Nature (2020):

The Biodiversity Report concludes that following partial clearance in 2024, the ecological value of Le Mont & Ocean View site has been compromised although it has retained remnants of grassland habitat and some established hedging. The anticipated reduction in the extent of the grassland is the most significant of the project. Although the various enhancement measures below, balance some of the ecological impacts.

The Biodiversity Report (pages 16) notes that *the proposed dwellings would result in the loss of grassland habitat, and therefore this loss is fully offset by restoring species-rich grassland on the wider area (within the applicant's ownership)*. The report notes that *there are two main areas where grassland restoration are to take place, including the restoration of grassland habitat at the top of the south-east field. An estimate of 190sqm would be created by removing a small area of hardstanding, restoring the land as a continuation of the access tract and removing a small non-native tree (Figure 37, not provided as part of this application)*. The other proposal includes *cutting back of encroaching scrub along perimeter hedges of the south-east of the field and removing the 'island' of gorse. (Figure 38, not provided as part of this application)*.

Provided suitable conditions are attached to the scheme relating to the removal of hardstanding and encroaching scrub along perimeter hedges, the proposed development is likely to offset the harm caused to the ecological value of the site, and thus would satisfactory take into account the Strategy for Nature (2020).

It is also important to note that while cutting down the existing vegetation and the loss of the grassland area on the proposed extension of curtilage is regrettable, together with the proposed loss of the remaining area of vegetation along the north boundary; the application proposes to replace the proposed north boundary with a mix of native trees and hedges. Native hedging is also proposed between the dwellings, and along the south boundary. Towards the east of the replacement dwelling (Ocean View), the agent has proposed to incorporate a native wildflower area. Bat and bird boxes (Schwegler Sparrow terrace) are also proposed.

Overall, the proposal complies with Policy GP15.

The impact on the landscape character and open land has been considered under the provisions contained within Policy GP15. In summary, the change of use alone would not have a significant detrimental impact to the landscape character and open land, and the proposal would not result in the unacceptable loss of any specific distinctive features that contribute to the wider landscape character and local distinctiveness of the area. The development is compliant with Policy GP1.

Further consideration is set out below with regards to the replacement dwelling-houses on a one-for-one basis, within the approved extension of curtilage.

Whether the principle of demolishing two dwellings and erecting two replacement dwellings is acceptable:

Policy GP13 sets out that the redevelopment of existing dwellings to provide replacement dwellings, on a one-for-one basis where there is no increase in the number of residential units provided on the site, can provide a positive opportunity to improve and upgrade the existing building stock. Replacement of dwellings on a one for one basis, in less built up environments particularly, enables reconsideration of the layout, location and form of the building within the site to potentially improve its sustainability and its contribution to the character and openness of an area or visual access to open land and can offer opportunity for enhancement and more efficient use of the site.

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 impact is acceptable when considered against all relevant policies of the Island Development Plan.

The existing dwellings are of low architectural merit and historic interest, albeit were built in the early 20th Century based on aerial photographs and respect the rural landscape and elevated sited by virtue of their scale, mass, form and siting. Consequently, the overall contribution of the buildings to the character of the area is limited and without sufficient grounds for their retention, the demolition of the buildings are acceptable.

The principle of a replacement dwelling on a one-for-one basis Outside of the Centres is supported under Policy GP13. In this regard, the application proposes to demolish two dwellings and erect two replacement dwellings, and therefore accords with the principle of Policy GP13 given that each dwelling would be replacement on one-for-one basis.

A condition should be attached to this effect to ensure that the existing dwellings are demolished prior to the construction of the replacement dwellings for the purposes of Policy GP13.

Design and the impact on the character and appearance of the area:

Policy GP8 and GP13 give a degree of flexibility to householder development with regards to the design of the proposed development in areas that are less sensitive to change. The site is not located in a Conservation Area, nor is the building protected. That said, the application site is prominently located at the top of a cliff face and therefore it is sensitive to change (Policy GP1).

Ocean View:

With regards to the design of Ocean View, concerns still remain over the siting of the proposed dwelling-house and its close proximity to the cliff face, together with its scale and mass which would increase its prominence in long distant views. However, similar to the points raised above, the proposed siting of the development is unlikely to cause unacceptable harm to the landscape character and openness of the surrounding area when viewed in context with other large properties located to the east of Calais Road, and the prominent dwelling-house 'Le Mont Frie', located to the south-east of the application site. Furthermore, the incorporation of a traditional slate roof, pitched dormer windows, a reduction in the ridge height and bulk and mass of the dwelling in light of the amendments secured, coupled with the recent and proposed planting along the north boundary of the domestic curtilage extension and the proposed landscaping scheme, will cumulatively help to reduce its visual impact in long distant views and the effect on the wider rural landscape; once the landscaping has had sufficient time to mature.

The impact of the dwelling from the south, from public vantage points including Gypsy Lane, would not cause unacceptable harm as it would be seen in context with other properties in the foreground.

For the purposes of Policy GP8, the proposed dwelling adopts a good standard of architectural design, demonstrates the most effective and efficient use of land, respects the character of the local built environment or the open landscape concerned, achieves satisfactory internal and external amenity standards, provides sufficient soft landscaping to reinforce local character and mitigates the impacts of development, demonstrates accessibility to and within a building for people of all ages and abilities, and offers flexible and adaptable accommodation that is able to respond to people's needs over time.

With regard to Policy GP9 (Sustainable Development), the application has demonstrated that the proposed development will comply with Building (Guernsey) Regulations 2012 and has taken into account the use of energy, resources and any adverse impact on the environment. The inclusion of solar panels on main house and proposed garage, together with an ASHP are welcome additions to the scheme given that the pump will not cause undue harm to the amenities of neighbouring residents.

With regards to the impact on neighbouring residents, Policies GP8 and GP9 of the Island Development Plan seek to ensure that any development proposed has been designed in order to avoid unacceptable impacts on neighbouring amenity with regard to sunlight, daylight and amenity space. The development will not materially affect the amenities of neighbouring residents located to the south and west, including Le Mont, with regards to overlooking, overshadowing, overbearingness or noise. A condition should be attached to the decision with regards to noise emissions from the proposed ASHP.

Le Mont:

Given that Le Mont's building footprint is considerably smaller, adopts a 1.5storey pitched roof design, and will be setback towards the rear (west) of the site, the proposal will have a limited effect on the landscape character or appearance of the surroundings area when taking into accounts its sympathetic design.

Similar to the above, the impact of the dwelling from the south, from public vantage points including Gypsy Lane, would not cause unacceptable harm as it would be seen in context with other properties in the foreground.

The proposal accords with Policy GP8 as it adopts a good standard of architectural design, demonstrates the most effective and efficient use of land, respects the character of the local built environment or the open landscape concerned, achieves satisfactory internal and external amenity standards, provides sufficient soft landscaping to reinforce local character and mitigates the impacts of development, demonstrates accessibility to and within a building for people of all ages and abilities, and officers flexible and adaptable accommodation that is able to respond to people's needs over time.

The development will not materially affect the amenities of neighbouring residents located to the east, south and west, including Ocean View, with regards to overlooking, overshadowing, overbearingness or noise. A condition should be attached to the decision with regards to noise emissions from the proposed ASHP.

With regard to Policy GP9 (Sustainable Development), the application has 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. The inclusion of solar panels on main house, together with an ASHP are welcome additions to the scheme given that the pump will not cause undue harm to the amenities of neighbouring residents.

The applicant has provided a Waste Management Plan to take into account the demolition of both buildings which demonstrates how waste associated with the development process will be minimised, how existing materials are to be reused on or off the site, and how residual waste will be dealt with. A condition to this effect should be attached to the decision.

The criteria set out in Policy GP13 with regards to the impact on the landscape character and open land, design, and the effect on neighbouring residents, amongst others, has been considered and addressed under the provisions contained within Policy GP1, GP8 and GP9. The development is compliant with Policy GP13.

Conclusion:

Overall, the change of use of agricultural land to domestic curtilage is acceptable under Policy. The replacement dwelling-houses adopt a good standard of

architectural design in terms of their scale, form, mass, materials and appearance, respectively.

Whilst the siting of the replacement dwelling house, Ocean View, is likely to have a negative effect on the landscape character and appearance of the area when viewed from long distant vantage points, the degree of harm would not be so substantial to justify refusal when taking into account the wider context of the surrounding area from those viewpoints.

Consequently, the proposal complies with OC5(B), GP15, GP13, GP8 and GP9.

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 will not affect the setting of an adjacent protected building located west of the application site when taking into account the distance and relationship of the development to the neighbouring property.

The proposal would have no impact on Protected Trees.

Due to close proximity of the site and the proposed extension of curtilage to the adjoining Site of Special Significance, the application has the potential to have a positive or negative effect on the SSS. Although in this case, the proposed fenestration and limited openings on the north-east elevation which directly fronts onto the SSS will help to reduce the impact on light sensitive species such as bats, by virtue of limited light pollution. Moreover, it is likely that the careful selection of native plants could be beneficial to the SSS through the incorporation of a range environmental enhancements including, new native hedges, trees, native wildflower planting areas, bat and bird boxes (Schwegler Sparrow terrace) and therefore would comply with Policy GP2. However details of new planting would be required as part of a landscape scheme to ensure non-native species are not introduced to avoid harm to the SSS due to its proximity, this can be dealt with by condition. The proposal is compliant with Policy GP2.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Date: 13/01/2026

