

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 dwelling, greenhouse and outbuilding and erect new dwelling. Extend boundary wall to north elevation.

LOCATION: Tremel, Rue De La Ronde Cheminee, Castel.

APPLICANT: Mr & Mrs K Le Poidevin

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: 20/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room: 422 C2A, C3, C4, C5, C6, C7

Application Ref: FULL/2025/1392

Property Ref: D018500000

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 first floor windows in the west facing elevation (serving bedroom 3 and the ensuite) shall be fixed (i.e. non-openable) and shall be permanently glazed with obscure glass of a minimum industry standard privacy level 3. The windows shall be retained as such in perpetuity.

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

5.No cladding to be used on the exterior of the buildings shall be placed on the site until such time as a sample of the material in its finished form has been submitted to the Authority. Only the cladding material and any agreed finish agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

6.Prior to the first use of the new vehicle access point, the ends of the new opening shall be finished off, and the existing access point shall be closed permanently using materials and a method of construction which match the remainder of the roadside boundary and in accordance with the details shown on the approved plans Ref: 422 C2 A & C7.

Reason - To secure the satisfactory appearance of the completed development.

7.(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;
- b. photographs of the remediation works in progress;
- c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

8. 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 19/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

With reference to condition 7 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

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

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

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

Discovery Strategy

If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.

For the avoidance of any doubt no permission is hereby granted for an air source heat pump. Should the air source heat pump not comply with the relevant planning Exemption for Air Source Heat Pumps, then a separate planning application would be required which would be assessed on its merits.

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/2025/1392
Property Ref: D018500000
Valid date: 27/08/2025
Location: Tremel Rue De La Ronde Cheminee Castel Guernsey GY5 7GE
Proposal: Demolish existing dwelling, greenhouse and outbuilding and erect new dwelling. Extend boundary wall to north elevation.

Applicant: Mr & Mrs K Le Poidevin

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. The first floor windows in the west facing elevation (serving bedroom 3 and the en-suite) shall be fixed (i.e. non-openable) and shall be permanently glazed with obscure

glass of a minimum industry standard privacy level 3. The windows shall be retained as such in perpetuity.

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

5. No cladding to be used on the exterior of the buildings shall be placed on the site until such time as a sample of the material in its finished form has been submitted to the Authority. Only the cladding material and any agreed finish agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

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Reason - To secure the satisfactory appearance of the completed development.

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(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in

accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;
- b. photographs of the remediation works in progress;
- c. certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

8. 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

With reference to condition 7 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing.

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

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

It is strongly recommended that in submitting details in accordance with the above

condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Discovery Strategy

If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.

For the avoidance of any doubt no permission is hereby granted for an air source heat pump. Should the air source heat pump not comply with the relevant planning Exemption for Air Source Heat Pumps, then a separate planning application would be required which would be assessed on its merits.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a detached traditional Guernsey cottage with a dormer to the rear situated to the south of Rue De La Ronde Cheminee. Attached to the west of the property is a lean-to glasshouse and along the east boundary of the site is a detached outbuilding. Surrounding the site the area comprises residential properties of mixed building types, style and design to the north, east and west, with an agricultural field to the south also within the applicants ownership.

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

Relevant History:

The application was the subject of pre-application discussions.

FULL/2025/0146	Change of use of agricultural land to domestic garden (718 sqm) and to alter an existing access to create a driveway to the property and agricultural land.	Granted 05/03/2025
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Existing Use(s):

Residential – property and garden area;
Agriculture – field to rear

Assessment: *(Tick as appropriate)*

no representation	☒
accords with policy	☒
within curtilage	☒
design acceptable	☒

visual amenity acceptable	☒
no material neighbour impact	☒
traffic not affected	☒

Policies considered most relevant:

GP1- Landscape Character
 GP8- Design
 GP9- Sustainable Development
 GP13- Householder Development
 IP6- Transport Infrastructure and Support Facilities
 IP7- Private and Communal Car Parking
 IP9- Highway Safety, Accessibility and Capacity

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 30/10/2025 stated the following:

"I have reviewed the revised proposed plans for Tremel which were received by email on 22nd October 2025 and there are a number of issues of concern that I must raise. The land parcel has had greenhouse on the site. Although historic records indicate these greenhouses were cold, I would still have concerns for land contamination from metals and pesticides from their agricultural/horticultural use. Especially now the proposed plans are to demolish dwelling, greenhouse and outbuilding and erect new a new dwelling. This could still introduce pathways for contamination to reach receptors. As such, I believe a full contaminated land condition should be applied to the application.

Potential Land Contamination:

Please note this is one condition with multiple sub-sections:

- (i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- a. as built drawings of the implemented scheme;*
- b. photographs of the remediation works in progress;*
- c. certificates demonstrating that imported and/or material left in situ is free from contamination.*

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Informatives/Advice Notes

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

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

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

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

Discovery Strategy

- *If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.*

I would be grateful if these issues are considered during the determination of this application."

OEHPR was reconsulted on the revised plans and by letter dated 20/11/2025 stated the following:

"I have reviewed the revised proposed plans for Tremel which were received by Microsoft Teams on 19th November 2025 and there are a number of issues of concern that I must raise. I understand the applicant no longer wishes to extend the domestic curtilage. However, I have further interrogated the historic records, and I can see there were greenhouses on the current domestic land parcel. Furthermore, there was a greenhouse directly under the proposed footprint of the new dwelling. Although historic records indicate that greenhouses on the site were cold, I would have concerns for land contamination from metals and pesticides from their agricultural/horticultural use. Despite the change of plans to not extend the domestic curtilage the development could still introduce pathways for contamination to reach receptors. As such, I believe a full contaminated land condition should still be applied to the application in full.

Potential Land Contamination:

Please note this is one condition with multiple sub-sections:

- *(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:*

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and *unless otherwise agreed in writing by the Authority,*

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, *unless otherwise agreed in writing by the Authority,*

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subsection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subsection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- d. as built drawings of the implemented scheme;*
- e. photographs of the remediation works in progress;*
- f. certificates demonstrating that imported and/or material left in situ is free from contamination.*

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subsection (i)(c) of this condition.

Informatives/Advice Notes

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

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

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

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

Discovery Strategy

- If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until the developer has submitted a method statement to the Authority to identify, risk assess, and address the unidentified contamination, and has obtained written agreement from the Authority for the works to proceed. Any subsequent development must be carried out in accordance with the conclusions and recommendations of the approved report.*

I would be grateful if these issues are considered during the determination of this application."

Conclusion/Brief comment:

Planning permission is sought to demolish the existing dwelling, greenhouse and outbuilding and to erect a new dwelling and to relocate the current vehicle access further west along the roadside boundary. Once relocated the existing access point will be infilled with materials to match the remainder of the wall.

Planning permission was granted in 2025 to extend the domestic curtilage to include a relatively small parcel of land to the rear of the existing dwelling (Ref: FULL/2025/0146). As part of that permission a condition required biodiversity enhancements to be planted at the site by the 31 March 2025. To date this has not been completed, and the permission has never been implemented. As part of the initial application the subject of this report, the land associated with the extended curtilage was shown on the drawings, however this was not included in the description of development nor had a fee been paid. Following deferral of the application, the applicant confirmed that they no longer wish to pursue the curtilage extension or implement the previous permission and revised plans have been submitted together with a letter to confirm this.

Policy GP13 allows for the erection of replacement dwellings on a one-for-one basis. Policy GP13 also sets out that a comparison should not be made between the impacts of the existing dwelling compared with the impact of the new. Although of traditional character the existing dwelling is showing signs of subsidence, decay and rot (photographs have been submitted to demonstrate this) and is therefore not of such merit to warrant retention. The principle of demolition and replacement is therefore considered to be acceptable.

The Island Development Plan allows for greater flexibility with regard to new development proposed in non-designated areas such as this, although development should preserve or enhance the character and appearance of the locality. Although slightly larger than the existing and positioned further west within the site, the replacement dwelling will be built to follow the uniform building line along the road frontage. The scale, mass, design, and form will be consistent with the varied nature of development in the surrounding area and the proposal should not appear unduly visually intrusive or out of keeping. The scheme would comprise a mixture of render, stonework and timber cladding and as there is no uniform design or palette of materials in the local area this is acceptable.

The proposal will be repositioned closer to the neighbouring property to the west and two first floor windows are proposed in the west facing elevation (one serving a bathroom and one providing a secondary window to a bedroom). These first-floor windows will be circa 8m from the boundary shared with the neighbouring property in this direction and circa 10m from the nearest elevation of that property, which

contains a first floor window. It is recommended that a condition be included for both of these windows to fixed shut and obscure glazed which has been agreed with the applicants agent. Windows are also proposed at first floor in the east facing elevation however given that these windows will be circa 13m from the shared boundary in this direction and that the proposed workshop/carport building would partially obscure any views towards the neighbouring property, no undue harm would be caused with regards to overlooking. The windows in the south elevation would face towards the garden area of the site and agricultural land beyond and would not cause harm with regard to overlooking.

The proposal is of similar height to the existing dwelling and although slightly larger and positioned closer to the neighbouring property to the west sufficient separation will exist between the two buildings to prevent any significant overshadowing.

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 scheme has been designed to provide for the future occupiers of the dwelling with good size, flexible living accommodation which far exceeds both the Guernsey Technical Standards and the best practice UK DCLG Space Standards. The level internal floors, off-road parking and private amenity space should provide access for all and enable future occupiers to remain in the property for longer. In this respect the scheme meets the aims of Policy GP8.

With regard to Policy GP9: Sustainable Development, the proposed development will comply with Building (Guernsey) Regulations 2012 taking into account the use of energy, resources and any adverse impact on the environment. The covering letter confirms that the building will be constructed using sustainable materials, that it has been designed for high thermal performance, insulation, airtightness, low U-values and thermal bridging control and will incorporate low energy systems such as efficient HVAC, heat recovery and passive ventilation. The roof will also be constructed to allow for solar PV in the future and an air source heat pump (that complies with the relevant Exemption) will be installed. Whilst the information lacks precise details and measurable outcomes, the overall layout and form of the development and the information submitted is sufficient to demonstrate that the development has been designed to take into account the use of energy and resources, in accordance with Policy GP9. A Waste Management Plan has been submitted which sets out how construction waste is to be minimised and dealt with.

The repositioning and slight increase in the width of the vehicle access to the front of the site is acceptable and would not cause harm to the character of the surrounding area, or impact on highway safety. It is recommended that a condition be included for the existing access to be closed in a timely manner and infilled with materials to match the remainder of the wall. Sufficient off road car parking exists for the size of property and sufficient covered and secure space exists within the workshop/car port to accommodate bicycle parking. The proposal would not harm highway safety.

The proposal is considered acceptable in relation to the relevant policies and amenities annexe. All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 20/11/2025

