

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: Alter roof form and erect single storey extensions to south and east elevations and associated works (revised scheme).

LOCATION: Les Rondiaux, Rue Des Rondiaux, St. Pierre Du Bois.

APPLICANT: Mr & Mrs Fell

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: 05/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 11/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne: 10602-S1-25 Rev D, -S1-10 Rev E, -S1-11 Rev G, -S1-13 Rev E, -S1-14 Rev E, -S1-15 Rev E, -S1-21 & -S1-22 Rev B.

Application Ref: FULL/2025/1893

Property Ref: F012700000

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. a) Prior to reinstatement of the removed earthbank and planting to the west boundary, details of that reinstatement and the proposed planting, including the species, sizes, numbers and densities of plants, shall be submitted to and approved in writing by the Authority.

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

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

5. a) Prior to undertaking any planting along the boundary between the application site and the existing farmhouse known as Les Rondiaux, details of that planting, including the species, sizes, numbers and densities of plants, shall be submitted to and approved in writing by the Authority.

b) The planting shall thereafter be undertaken, in accordance with the agreed details, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season

by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

6. Prior to installation, full details of the solar panels shall be submitted to and approved in writing by the Authority. Prior to occupation of the dwellings hereby approved, the panels shall be installed and made operational and all other sustainable design features set out within the Planning and Design Statement entitled Rec C Nov 2025 shall be implemented.

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

Expiry Date: This permission will cease to have effect on 04/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that external lighting be avoided or kept to a minimum as much as possible.

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/2025/1893
Property Ref: F012700000
Valid date: 11/12/2025
Location: Les Rondiaux Rue Des Rondiaux St. Pierre Du Bois Guernsey
GY7 9SQ
Proposal: Alter roof form and erect single storey extensions to south
and east elevations and associated works (revised scheme).

Applicant: Mr & Mrs Fell

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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

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OFFICER'S REPORT

Site Description:

The site ownership comprises a detached and extended farmhouse, with associated outbuildings, set in the north-east corner, with grounds extending to the south and west and agricultural land to the south. A new dwelling has been constructed to the south-west of the site, in accordance with the permission granted under FULL/2023/1515 (described below). The site ownership is bordered by agricultural land to the east and south and the Rue des Rondiaux runs along the north and west boundaries, separating the land from further agricultural land to the west and a residential property to the north. The domestic curtilage includes the farmhouse and ancillary structures and the grounds to the south and west, including the new dwelling, forming the whole of the Cadastre parcel F012700000.

The exterior of the main farmhouse building, together with the roadside walls, is protected. The single storey rear structure, glazed structure and outbuildings are excluded from the listing.

The application site includes the western and southern parts of the domestic curtilage, taking in the new dwelling.

The site is located Outside of the Centres, within a designated Agriculture Priority Area, in the Island Development Plan. The site has archaeological value and is located within the Western Airport Public Safety Zone.

Relevant History:

FULL/2022/1533 Convert stables/outbuilding to a residential dwelling with associated parking. Approved 19/01/2023

FULL/2023/1515 Demolish building, erect dwelling to west of site with associated works and create new vehicle access. Approved 23/01/2024

FULL/2025/0723 Construct pitched roof over existing dwelling and 1.5 storey extensions to east. Refused 19/09/2025 for the following reasons:

1. The proposed extensions would substantially increase the scale, bulk and massing of the existing building, forming a dominant and intrusive building in the rural landscape which detracts from the character of the area, contrary to Policies GP1

(Landscape Character and Open Land), GP8c) (Design) and GP13b) (Householder Development) in the Island Development Plan.

2. The proposed extensions do not present a coherent and resolved built form, and do not achieve a good standard of design, contrary to Policy GP8a) (Design) in the Island Development Plan.

3. The proposed extensions, by virtue of the scale and increased proximity to the adjacent protected building, would have a negative effect on the setting of that building, contrary to Policies GP5 (Protected Buildings), GP8 (Design), GP9b) (Sustainable Development) and GP13 (Householder Development) in the Island Development Plan and would not meet the statutory duty in respect of protected buildings.

Existing Use(s):

Residential Use Class 1

Brief Description of Development:

Permission was previously refused under FULL/2025/0723 for the extension and alteration of the dwelling at this site, for the reasons set out under the Relevant History above.

This application comprises a revised scheme to extend the existing single storey flat roof dwelling at the site, retaining the structure as single storey but incorporating a pitched roof over that structure and constructing further single storey pitched roof extensions to the south and east. The floor plan of the existing structure would remain similar to approved, although the use would change to a gym/study, bathroom, utility and kitchen. The proposed south extension would contain the masterbed and ensuite, whilst the eastern extension would contain a dining/living area, two additional bedrooms and a bathroom and would extend north to form a car port. Access and hard surfacing would remain as previously approved. Solar tiles/panels are proposed to the south roofslope, replacing those previously approved to the flat roof of the existing dwelling.

A Planning and Design Statement and Protected Building setting assessment are submitted in support of the application.

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

GP1 Landscape Character and Open Land
GP5 Protected Buildings
GP8 Design
GP9 Sustainable Development
GP13 Householder Development
GP17 Public Safety and Hazardous Development

Representations:

None received.

Consultations:

Guernsey Airport commented in respect of the previous application (FULL/2025/0723) as follows:

This application is different to that of what we accepted without comment on previously. Mr and Mrs Fell had discussed their initial plans with us directly, but the proposed dwelling is now significantly larger than initially planned and not something we have since provided comments on to Mr and Mrs Fell.

For the avoidance of doubt, the dwelling does sit within the public safety zone (PSZ), and the principal objective of the PSZ policy is to prevent an increase in the population living or working within this zone. This is a precautionary measure grounded in aviation safety standards, there is a concern that with the notable increase in size of this dwelling there could be a natural increase to the living population within the PSZ.

We would advise that careful consideration is given to this proposal and we suggest that guarantees are sought from the applicant that the habituating population is not increasing. I would also urge having discussions with the Office of the Director of Civil Aviation (ODCA) who may have a further view on the development within the PSZ as the aviation regulatory body for Guernsey.

The Office of the Director of Civil Aviation was contacted in respect of the previous application however no response was received.

Summary of Issues:

Status of the existing building and relevant policy framework;
Impact on the amenities of adjoining properties;
Impact on the character of the area;
Design;
Impact on the special interest of the adjacent protected building;
Amenity, access and parking;
Sustainable Development;
Airport Safety Zone.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**

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

Status of the existing building and relevant policy framework.

It was accepted under the previous application that the approved dwelling at the site is established and any proposal for further extension or alteration to the building falls to be considered under Policy GP13 (Householder Development) and the relevant General policies as outlined above.

Subsequent to that previous application, the former stable building which was originally approved for conversion has been demolished, in accordance with the original permission for the erection of a new dwelling (FULL/2023/1515) and there is no need to place any conditions on any decision issued under this application relating to the demolition of that building.

Policy GP13 allows for alterations and extensions to residential properties, and provides no stipulations in terms of the potential scale of any such alterations or extensions, provided there is no significant adverse impact on the amenities of adjoining properties; the design, scale, mass and form of development does not detract from the character of an open area; and there is no adverse effect on the special interest of a Conservation Area, Area of Biodiversity Importance, Protected Building or Protected Monument. In this case, the site is not located within or adjacent to a Conservation Area or Area of Biodiversity Importance and does not form part of the setting of a Protected Monument.

Policies GP1, relating to landscape character and open land, GP5 relating to the setting of the adjoining protected building, GP8 and GP9, relating to Design and Sustainable Development and GP17 relating to the Airport Public Safety Zone, would also be relevant and the material considerations of the Law must be taken into account.

Impact on the amenities of adjoining properties

The site is set away from nearby residential properties, with the exception of that existing at the application site. The proposed division of the site has been altered subsequent to the original permission for the new dwelling, which is not itself of concern, however the boundary hedging has not yet been implemented. The proposed extensions would project towards the adjacent dwelling, however the extensions have been designed to face away from that building, at sufficient distance to prevent any impacts on the amenities of that building or the associated amenity space. Fenestration proposed in the facing elevation is limited and would not give rise to any significant interface issues, once the intervening boundary hedging is in place. Given the increased proximity of the built form under this application to the adjacent dwelling, and that the application proposes a revised location for the boundary hedging, it would be reasonable to require details and implementation of that boundary hedging by condition of any decision issued under this application.

Subject to implementation of the dividing boundary treatment, there would be no adverse impact on the amenities of adjoining properties, and the proposal would comply with Policies GP8d), GP9b) and GP13a), as relevant to this consideration.

Impact on the character of the area

In respect of landscape character, this site is set within the Upland Plateau landscape character type as defined within Annex V of the Island Development Plan. That landscape type is stated to be characterised by a web of hedges, banks, hedgerow trees and tree-lined lanes, which enclose numerous small pastures, and interspersed through this field pattern are a series of small, scattered settlements. It is also noted that the landscape fabric generally keeps views short. This description is appropriate to the context within which the application site sits. The existing buildings at the site form part of the scattered residential properties located within a network of tree lined lanes and open land to the south of the St Pierre du Bois Local Centre, and views of the site are limited to the immediately surrounding lanes, heavily obscured by the planting on the site boundaries.

In approving the relocation of the dwelling under the initial application for demolition and rebuild it was observed that:

“The proposed new dwelling would be re-positioned to the west of the site, away from the existing building group and towards the adjacent open land. The land itself is however recognised as domestic curtilage which, as defined in the IDP (see “Brownfield” in Glossary), comprises previously developed land and cannot therefore be considered as undeveloped land for the purposes of Policy GP1.

The land does however sit within a wider area of open land to the west and south and the introduction of a building in the proposed location could intrude into the openness of the area. The boundaries of the application site are however densely vegetated, and are to be retained as such, and the building as currently proposed would be a single storey, flat roof structure, and substantially screened from the surrounding roads. It would therefore be difficult to state that the building would have an unacceptable impact on the open landscape character of the area. Whilst it is noted that, once complete, further applications could seek to increase the size, or specifically, the height, of the dwellinghouse, any such application would have to be considered on its own merits and would need to meet the relevant planning policies at the time of consideration. The proposal as submitted would therefore comply with Policies GP1, GP8c) and GP16e).”

This assessment remains largely valid. The topography and character of the area prevent long views across the surrounding fields. The constructed dwelling is visible only in glimpses through the boundary vegetation from the road along the north boundary of the site, and through the access serving the existing farmhouse at the site and is entirely obscured from the road running along the west boundary. The earthbank and planting previously located between the application site and the

adjacent access track to the west, between the roadside and the gate to the rear of the track, have however been removed as part of the construction works, and without planning consent. The removal of this bank and vegetation has opened up views of the new building when approaching the site from along Rue des Raies to the west.

The Rue des Raies has a rural aspect, passing between fields and bounded by earthbanks and vegetation and forms a straight run of c150m as it approaches the site. The dwelling which has been constructed sits at the end of this run, slightly offset to the south. Whilst visible in views from along the road, the limited size of the building, together with the retention of some screening vegetation, limits the impact of the structure on the character of the lane. As previously proposed, the extensions to the dwelling would have substantially increased the scale, bulk and massing of the existing building in these views, introducing built form into the otherwise rural landscape, and would have formed a dominant and intrusive building which detracted from character of the area. The revised scheme proposed under this application however significantly reduces the scale, bulk and massing of the proposals and would have a significantly reduced impact on the character of the area. Subject to replacement of the former boundary treatment which has been removed adjacent to the access track/undertaking of replacement planting in that location, the revised scheme would be acceptable in respect of its impact on the character of the area, in accordance with Policies GP1, GP8c) and GP13b).

Design

In addition to the impacts arising solely from the scale of the building within its rural setting, Policy GP8 requires that a development achieve a good standard of architectural design. The revised scheme presented under this application takes a more coherent and considered approach to the building design and would achieve a good standard of design as required under Policy GP8a).

Impact on the special interest of the adjacent protected building

As noted above, the exterior of the main farmhouse building at this site, together with the roadside walls, is protected and there is a statutory duty, reflected in Policies GP5, GP8, GP9b) and GP13, to ensure that development does not have any adverse impact on the special interest of a protected building.

A Protected Building Setting Assessment has been submitted as part of this application, which considers how the site visually contributes to the setting of the protected building. Additional to that consideration, are the historical associations between the protected building and its setting, including the application site.

Under the previous application, it was found that the substantial extensions proposed would result in a building that was substantially larger than the existing single storey structure and closer to the protected building, with negative effects on the setting of that building which would not be outweighed by the reasonable

aspirations of the property owner. Taking into account the reductions in scale and improved coherence to the design of the revised scheme now proposed, whilst it is still considered that there would be a negative effect on the setting of the protected building, that effect would not be substantial and would be outweighed by the reasonable aspirations of the property owner.

There are further protected buildings located within the building group to the north-west of the site, at Les Caches. The distance to those buildings, intervening land, road and boundary vegetation would however prevent any impact on the setting of those buildings.

The revised scheme would therefore accord with Policies GP5, GP8, GP9b) and GP13 and meet the statutory duty in respect of protected buildings.

Amenity, access and parking

The proposed extension provides generous accommodation and would enhance the living environment enjoyed by the occupants of the dwelling. The dwelling benefits from a generous curtilage and the proposed extension would not compromise the amenity space associated with the dwelling.

The access and parking area would remain substantially as previously approved, although additional parking would be provided within the car port to the north of the dwelling. The parking provision would however remain appropriate to the size of dwelling and the proposal would not be likely to result in a significant intensification in traffic on the adjacent lanes. Cycle storage would also be provided with the car port.

The proposal would comply with Policy GP8d), as relevant to this consideration.

Sustainable development

A statement is provided in respect of sustainable development, addressing the orientation of the building, provision of overhanging eaves for solar shading, collection of rainwater and retention of solar panels, and noting the proposals will exceed the Building Regulation requirements in respect of thermal values and air tightness. Implementation of these measures can be controlled by condition.

The driveway was previously approved as permeable paving and no changes are proposed as part of the current application.

The proposal would comply with Policy GP9a).

Airport Public Safety Zone

As set out under Consultations above, concerns were raised by Guernsey Airport in relation to the previous application in respect of the increased number of occupants at the site resulting from the substantial extensions proposed.

Policy GP17 applies to proposals for development with the potential to cause, increase or be affected by significant risks to public health or safety, and the policy text states that additional controls may be applied to proposed development within Public Safety Zones, as set out within Annex IX of the IDP. That Annex states that development within the Public Safety Zones may be acceptable in principle however the purpose of these zones is to keep to a minimum the numbers of people on the ground where there is greatest risk of aircraft accident. The Annex therefore states that development should not significantly increase the number of people at risk from a known hazard and/or that proximity and type of development does not inhibit or interfere with the safe operation of the airport. In respect of extensions or alterations to dwellings, the Annex goes on to state that such works which could not reasonably be expected to significantly increase the number of people living at the site, is likely to be acceptable from a public safety perspective, providing the proposed development would not adversely affect the safe and effective operation of the airport.

The current application proposes a similar level of accommodation to that previously refused. It is acknowledged that the dwelling as initially approved was small in scale, with a single double bedroom, and the current proposal comprises a substantial increase in scale of built form. In terms of numbers of occupants, as proposed, the dwelling would have 3-4 double bedrooms, potentially comprising an additional 4-6 occupants.

There is no local legislation or guidance which provides interpretation on a “significant increase”. In allowing the creation of a new dwelling at this site, it was accepted that there would be an increase in the population at the site and, in the absence of advice or specific guidance to the contrary, the applicant had a reasonable expectation for potential further development. In this case, there is no indication that the built form proposed would, in itself, give rise to any increased risk within the Public Safety Zone and it would now, in the absence of local legislation curtailing such development, be unreasonable to place limitations on the further development of the constructed dwelling, based on a relatively low occupancy.

In this case, notwithstanding the potential risks previously identified by Guernsey Airport, it is not considered reasonable, within the terms of planning law, to resist the current application under Policy GP17.

Conclusion

The residential use of the approved dwelling has been established, and extension and alteration to that dwelling can be considered under the provision of Island

Development Plan policy. The revised scheme submitted under this application accords with the purpose of the Law, material considerations and relevant planning policy and approval is recommended.

Date: 29/01/2026