

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: Variations to plans previously approved for conversion of packing shed to dwelling with associated garden and parking - Change of use of agricultural land to extend domestic garden to north and associated works (102.19sqm) (revised scheme).

LOCATION: Packing shed at, Hougues Magues Lane, St. Sampson.

APPLICANT: Mr & Mrs A Leadbeater

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: 25/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 22/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: The Drawing Room:369 C1 H

Application Ref: FULL/2025/1939

Property Ref: B013340000

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 05/03/2025, issued under planning application reference FULL/2024/1326, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

5.The earthbanks forming the boundaries of the extended domestic curtilage hereby approved shall be fully completed, in accordance with the details agreed under the terms of the Condition 5 of FULL/2024/1326, prior to the first occupation of any part of the development or completion of development whichever is the sooner.

Reason - To secure the satisfactory enclosure of the domestic curtilage and to protect the agricultural land.

6.a) Prior to the planting of hedging to the earthbanks forming the boundaries of the extended domestic curtilage hereby approved, planting schedules for that hedging, noting the species, sizes, numbers and densities of plants, shall be submitted to and agreed in writing by the Authority.

b) The planting shall be fully completed, in accordance with the details agreed under a), 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 and to meet the requirements of the Strategy for Nature.

7. Prior to the dwelling approved under FULL/2024/1326 being occupied, revised details of the electric vehicle charge point shall be submitted to and approved in writing by the Authority, and that charge point shall be installed and made operational.

Reason - The provision of an electric vehicle charge point formed part of the sustainable design measures previously proposed to address Policy GP9. The revisions proposed under this application would render the approved electric vehicle point unusable and a revised point is required to ensure ongoing compliance with policy.

8. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no fence or wall shall be erected or constructed within or along the boundaries of the domestic curtilage hereby approved and no hardsurfacing (other than any hereby expressly permitted) shall be laid.

Reason - In view of the open nature of the site, the erection of such structures as 'exempt development' may have an adverse visual impact. This condition is imposed to make sure that any proposals can be properly considered.

Expiry Date: This permission will cease to have effect on 24/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

For the avoidance of doubt, the Authority does not recognise the presence of any existing access in the south-west corner of the site.

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/2025/1939
Property Ref: B013340000
Valid date: 22/12/2025
Location: Packing shed at Hougues Magues Lane St. Sampson
Guernsey GY2 4WA
Proposal: Variations to plans previously approved for conversion of
packing shed to dwelling with associated garden and parking -
Change of use of agricultural land to extend domestic garden
to north and associated works (102.19sqm) (revised scheme).
Applicant: Mr & Mrs A Leadbeater

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 05/03/2025, issued under planning application reference FULL/2024/1326, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation only.

5. The earthbanks forming the boundaries of the extended domestic curtilage hereby approved shall be fully completed, in accordance with the details agreed under the terms of the Condition 5 of FULL/2024/1326, prior to the first occupation of any part of the development or completion of development whichever is the sooner.

Reason - To secure the satisfactory enclosure of the domestic curtilage and to protect the agricultural land.

6. a) Prior to the planting of hedging to the earthbanks forming the boundaries of the extended domestic curtilage hereby approved, planting schedules for that hedging, noting the species, sizes, numbers and densities of plants, shall be submitted to and agreed in writing by the Authority.

b) The planting shall be fully completed, in accordance with the details agreed under a), 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 and to meet the requirements of the Strategy for Nature.

7. Prior to the dwelling approved under FULL/2024/1326 being occupied, revised details of the electric vehicle charge point shall be submitted to and approved in writing by the Authority, and that charge point shall be installed and made operational.

Reason - The provision of an electric vehicle charge point formed part of the sustainable design measures previously proposed to address Policy GP9. The revisions proposed under this application would render the approved electric vehicle point unusable and a revised point is required to ensure ongoing compliance with policy.

8. Notwithstanding the provisions of the Land Planning and Development (Exemptions) Ordinance, 2023 (or any other Ordinance replacing or re-enacting that Ordinance), no fence or wall shall be erected or constructed within or along the boundaries of the domestic curtilage hereby approved and no hardsurfacing (other than any hereby expressly permitted) shall be laid.

Reason - In view of the open nature of the site, the erection of such structures as

'exempt development' may have an adverse visual impact. This condition is imposed to make sure that any proposals can be properly considered.

INFORMATIVES

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

For the avoidance of doubt, the Authority does not recognise the presence of any existing access in the south-west corner of the site.

OFFICER'S REPORT

Site Description:

The application site comprises a 6333sqm area of agricultural land located to the east of Hougues Magues Lane. The site access is located centrally in the west boundary, serving an area of hardcore, a small store and the packing shed which forms the subject of this application. A further small store is located to the north of the site.

The site is located Outside of the Centres in the Island Development Plan.

Relevant History:

An application for the erection of a packing shed was approved in 1990. Work was lawfully commenced on the implementation of that permission.

An application to vary the previously approved plans (ref FULL/2023/0037), altering the fenestration to all elevations, was approved in retrospect 09/03/2023.

The completed building has been built in accordance with the plans approved in 1990, with the exception of the doors and windows, which have been completed in accordance with the 2023 approved plans. Building Control issued a completion certificate 07/03/2023, confirming that the building works had been inspected and, as far as could be ascertained from a visual inspection, the requirements of the Building Regulations had been satisfied.

A subsequent application (ref FULL/2023/0994) for conversion of the completed packing shed into a dwelling with associated landscaping and parking was refused 18/08/2023 for the following reasons:

1. The facilities provided by the building remain useful in association with the use of the land. The building has recently been constructed and is clearly capable of being used for its authorised purpose. It has therefore not been demonstrated that the building is no longer required or capable of being used for its current or last known purpose. The proposal is contrary to part (a) of Policy GP16(A).

2. The creation of domestic curtilage as proposed would result in the suburbanisation of undeveloped land, resulting in unacceptable harm to the character and openness of the landscape. The proposal would therefore fail to comply with part (f) of Policy GP16(A), part (a) of Policy GP15 and the requirements of Policy GP1. As the proposal fails to comply with the relevant policies of the Island Development Plan the proposal would also fail to meet the requirements of Policy OC5(B).

3. There is insufficient information to properly assess the proposal in respect of the creation of a new access in the south-west boundary, and it is not therefore demonstrated that the creation of a new access would meet the requirements of Policies GP1, parts a), b) or c) of GP8 or part b) of GP9.

This decision was appealed under PAP/011/2023. The Tribunal allowed the appeal insofar as it related to the construction of a new vehicular access, but dismissed it in relation to all other development, including the conversion of the existing building into a dwelling and the creation of a related curtilage.

Permission was subsequently granted in respect of a revised application 05/03/2025, under reference FULL/2024/1326, for conversion of the packing shed to a dwelling with associated garden and parking, subject to conditions relating to:

4. Land contamination;
5. Provision of landscaping scheme;
6. Completion of boundary earthbanks prior to occupation;
7. Formation of field access to agricultural land to south;
8. Formation of field access to agricultural land to north;
9. Completion of landscaping scheme prior to occupation;
10. Details of cladding;
11. Details and implementation of EV charge points;
12. Implementation of cycle storage prior to occupation;
13. Removal of exemption rights for fences, walls and hard surfacing.

At the time of writing, Conditions 4, 5i), 10 and 11 have been discharged.

A pre-application enquiry was made in May 2025 regarding potential extension of the domestic curtilage to the north, of the size indicated under this application. No reference was made to an extension to the south. The relevant policies were provided and an application invited for formal consideration.

A Building Control licence for the conversion of the packing shed to a dwelling was issued 20/05/2025, subject to conditions requiring further details of various elements of the building. Attached conditions have been partially discharged.

A further application to vary the above approval to change the use of agricultural land to extend the approved domestic garden to the north and south was refused 01/09/2025 (ref FULL/2025/0981), and a subsequent application to relocate the approved agricultural access from the roadside boundary to the south boundary of the domestic curtilage was approved 04/12/2025 (ref FULL/2025/1643).

Existing Use(s):

Agricultural Use Class 28 – The permission granted under FULL/2024/1326 has not yet been implemented.

Brief Description of Development:

As submitted, the application proposes “extension of domestic curtilage” and the covering letter refers to “an extension of domestic curtilage”.

As set out above, there is an extant permission for conversion of the packing shed at this site to form a dwellinghouse with associated garden. There is however no evidence that that permission has been fully implemented and the approved residential use is not therefore considered established.

The only option to consider an extension of domestic curtilage as proposed would therefore be as a variation to the extant permission and the application description has therefore been drafted to tie the proposal to that permission, varying the previous approval to convert the packing shed and form associated garden, proposing a change of use of additional agricultural land to domestic garden to the north of the approved curtilage (102.19sqm) and repositioning the approved parking area.

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
GP15	Creation and Extension of Curtilage
GP16(A)	Conversion of redundant buildings

Supplementary Planning Guidance:
Strategy for Nature

Representations:

One letter has been received objecting to the proposal as unjustified, the approved curtilage providing sufficient space for a dwelling of the size approved.

A further letter has been received reiterating that the south site boundary is not accurate and includes land falling outside of the ownership of the applicant.

Consultations:

The Office for Environmental Health and Pollution Regulation confirm that this area of land formed part of the contaminated land assessment undertaken under FULL/2024/1326 and no further information or conditions are required in respect of this application.

Summary of Issues:

Impacts on landscape character and open land;
Provision of biodiversity enhancements.

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).**

Policy framework

As described above, the proposal falls to be considered as a variation to the previously approved application for conversion of a packing shed and must therefore remain compliant with Policy GP16(A). In particular, in relation to this application, criterion f. of that policy requires that any ancillary development associated with the conversion can be implemented without having any unacceptable adverse impacts on the character and openness of the landscape.

When considering a change of use of agricultural land for domestic purposes, Policies OC5(B), GP1 and GP15 are also relevant, as set out above.

Policy OC5(B) relates to agricultural land Outside of the Centres, where that land is not designated as within an Agriculture Priority Area. The pre-facing text to the policy states that, in accordance with the Strategic Land Use Plan, a balance must be made between supporting the agricultural industry and its future needs and ensuring that an adequate amount of land is available to meet other legitimate development requirements. Policy OC5(B) therefore supports the loss of agricultural land and

buildings outside of the Agriculture Priority Areas where the proposed new use accords with the other relevant policies of the Plan.

Policy GP15 states that a proposal to create or extend curtilage will be supported where:

- a. it would not have an unacceptable detrimental impact on the landscape character; and,
- b. it would not have an unacceptable impact on the biodiversity interest of an Area of Biodiversity Importance or, where negative impacts are unavoidable, they can be acceptably mitigated in accordance with a scheme to be agreed with the Authority in accordance with Policy GP3: Areas of Biodiversity Importance; and,
- c. it is demonstrated that the land cannot positively contribute to the commercial agricultural use of an Agriculture Priority Area or cannot practicably be used for commercial agriculture within an Agriculture Priority Area without unacceptable adverse environmental impacts; and,
- d. it is demonstrated that it would not involve an unacceptable loss of established boundary features that contribute positively to the character of an area, unless the new or replacement boundary treatment makes an equal or enhanced positive contribution to the character of the area; and,
- e. it would not adversely affect the reasonable amenities of neighbouring residents.

In this case, the site is not located within or immediately adjacent to an Agriculture Priority Area or an Area of Biodiversity Importance and criteria b. and c. would not be relevant.

Policy GP1 requires consideration of whether the proposal would result in any unnecessary loss of open and undeveloped land, which would have an unacceptable impact on the open landscape character of the area.

Impacts on landscape character and open land

When initially proposing the change of use of the packing shed to residential under FULL/2023/0994, the application included a c1400m² domestic curtilage, extending away from the building to the roadside and c30m across the road frontage. That application was refused for three reasons, the second being that the creation of domestic curtilage as proposed would result in the suburbanisation of undeveloped land, resulting in unacceptable harm to the character and openness of the landscape (reproduced under Relevant Planning History above). The refusal report for that application noted that the proposed curtilage would have an unacceptable visual impact and would represent an unnecessary incursion into open land, fragmenting that land when viewed from the adjacent road and dividing the agricultural use.

That decision was appealed and, in considering the proposed curtilage, the Appeals Tribunal upheld the position of the Authority. In their decision notice, the tribunal

found that the degree of harm resulting from the creation of that curtilage, by reason of suburbanisation and domestication of land, would be significant and there would be an unacceptable adverse impact on the character and openness of the landscape, together with the unnecessary loss of open and undeveloped land.

In considering landscape character, reference was made in both the application report and the appeal decision to Annex V of the Island Development Plan, which sets out landscape character types. It was however concluded that those types were not particularly helpful in respect of the application site and an on site assessment was undertaken to inform both the application report and the appeal decision. In determining character, the appeal decision made the following comments: *The character of the immediate locality is semi-rural, combining groups of buildings and individual scattered houses within a partly undeveloped setting, including the site, which is fully open to view from Hougues Magues Lane. Indeed it is this openness which is its principal characteristic. In contrast, only a short way to the north, is a dense cluster of development. Partial views of some larger buildings are obtainable at a distance, and some floodlights, but they do not dominate the locality visually.*

In determining the impacts of the proposal, the decision goes on to state: *IDP Paragraph 19.16.4 states that a balance needs to be struck between the public interest and personal choice, so to achieve consistency with the SLUP, the IDP will apply a reasonable and proportionate level of control when considering proposals for the creation or extension of curtilages that respects the exercise of private choice in matters where there are no significant impacts on the achievement of the strategic policies.* In considering conversion of redundant buildings, it is further accepted within the IDP (paragraph 19.17.9) that a building to be converted may require the provision of curtilage. The decision goes on to state: *Paragraph 19.2.12, which supports Policy GP1 Landscape Character and Open Land says that care will be taken to ensure that development does not result in the unnecessary loss of open space or the erosion of the character of the particular landscape of the locality concerned. It adds that the value of the landscape and open and undeveloped land will be required to be assessed in a wider context rather than in terms of the impact development might have on an individual site, adding that, in assessing development proposals, the Authority will balance the character of the locality concerned with the aspirations for development. In the tribunal's opinion, the maintenance of largely open areas of land such as the appeal site make a valuable contribution to the character and quality of their surroundings. In this, the character of the local area may be contrasted with the more heavily developed areas, such as that located a short distance to the north.*

In considering the subsequent application for change of use of the building (FULL/2024/1326), the Authority took the above into account, balancing the reasonable requirement of providing a curtilage against the likely impacts on openness and landscape character. That application proposed a reduced curtilage of c880m², set back from the roadside and extending 25m across the site. The proposed curtilage was closely aligned to the existing driveway and built form along the north boundary, without significant incursion into the open land to the north and

forming a clear division between that land and the domestic land, and projected only 12m beyond the existing built form to the south. Whilst inevitably comprising an incursion into open land, it was found, on balance, that the proposed curtilage comprised a reasonable and proportionate area which would support the reuse of a redundant building, whilst mitigating impacts on the character of the area where possible.

A further application was subsequently submitted, and refused, for an extension of the approved curtilage to the north, in a similar manner as proposed under this application, and a larger area to the south. That application was found to represent a further and unjustified incursion into the open land, beyond that which had previously been found to be a reasonable requirement to support conversion, and to have an adverse impact on the character and openness of the landscape.

The current application seeks to revisit the extension to the north, projecting 5m beyond the approved line and appears to be to allow for an amended design of parking area. On balance, this limited area, set back from the roadside, would not represent a significant incursion into open land and neither this area nor the associated re-positioning of the parking area would have a significant adverse impact on the character of the landscape.

Impacts on established boundary features

The proposals would not impact on any features located along the site boundaries.

The proposed extension of curtilage would result in the removal of a c13.5m section of earthbank. This bank is however of recent construction, with no evidence of planning consent, and is therefore unlikely to have accrued the same biodiversity value as a historic bank. Furthermore the bank is of low profile, set back on the site, and does not make a significant contribution to landscape character. Any impacts arising from the removal of the bank would be adequately offset by the new bank and hedge proposed to be formed/planted around the perimeter of the extended curtilage.

Impacts on the amenities of neighbouring residents

The proposed use of the land would be for domestic purposes, and, taking into account the proposed use and the relationship to surrounding residential property, the proposal would have no adverse effects on neighbouring residents.

Provision of biodiversity enhancements

In addition to the requirements of the above policies, there is an expectation under the Strategy for Nature to seek biodiversity enhancements when considering a change of use of land.

The site is identified as Improved Grassland on the 2018 Habitat Survey, and of lower ecological value than other grasslands. Whilst there is tree planting on the adjacent land to the east of the site which could be considered a habitat of conservation importance, that area would not be impacted upon by the proposed change of use and there is little habitat of importance at the application site.

The approved application included the planting of native hedging along the roadside boundary to the south of the proposed curtilage, extending along the new earthbanks to either side of that curtilage, and the planting of native and fruit trees, and this was considered sufficient to meet the requirements of the Strategy for Nature.

Under this application it is simply proposed to relocate the approved planted earthbank, with a slight extension along the west side of the extended curtilage. Whilst this does not represent a significant enhancement to the biodiversity provision, given the limited size of the proposed extension and the enhancements already accrued through the parent permission, this is considered proportionate. Details and implementation can be secured through planning condition.

Other matters

The points made in representation regarding the accuracy of the south boundary are noted. The area of development proposed under this application is however set away from that boundary and the exact position of the boundary would not alter the outcome of this application. It should however be noted that approval of the plans does not in any way alter existing legal rights and privileges, or confer any consent for alteration to legal boundaries.

The submitted plans refer to “*Retain existing access under FULL/2025/1643*” in the south-west corner of the site. For the avoidance of doubt the Authority does not recognise an existing access in the indicated location and no details have been provided in respect of the new access previously approved in principle in this location. There is not therefore an access in this location and the text should be removed from the plans.

As part of the sustainability measures approved under the original application for conversion, details and installation of an EV point were required. That point has been installed on the east elevation of the detached outbuilding, which would have been sufficiently close to the approved parking area to be functional. The revised position of the parking area proposed under this application would however be set away from the installed EV point, and it would appear unlikely that this would remain usable. It is therefore recommended that a condition be attached to any decision issued to seek clarification of this situation and, if necessary, relocation of the EV point.

Conclusion

In light of the above, it is concluded that the proposal would comply with the purpose of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 20/02/2026

