

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Change of use of agricultural land to domestic garden (west boundary), demolish extension and outbuilding, demolish and rebuild chimneys, erect extension to west (side) elevation, alter roof form to extension to north (rear) elevation, replace roof covering, install rooflights, internal and fenestration alterations. Erect single storey outbuilding to north of property, erect shed to south-east of site. Alter wall, install hardstanding and remove section of wall to widen vehicle access to south and associated works (Protected Building).

LOCATION: Le Lorier, Rue Du Lorier, St. Saviour.

APPLICANT: Mr & Mrs J & H Taylor

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: 16/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: CCD Architects - 3891PL01C, PL02C, PL03C, PL04B

Application Ref: FULL/2025/1955

Property Ref: E009940000+F00234A000

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. No consent is conferred for internal lining of the walls within the westernmost of the east stores nor in the southern of the north stores. Prior to the undertaking of any works to these walls additional details setting out the treatment of these walls shall be submitted to and approved in writing by the Authority. The works shall thereafter be undertaken only in accordance with the agreed details.

Reason - The lining of these walls as proposed would have an adverse impact on the fabric of the protected building and revised details are required to achieve an acceptable development in accordance with Policy GP5.

5.No consent is conferred for installation of acoustic lining to the ceiling of the current dining room. Prior to the undertaking of any works to this ceiling additional details setting out the treatment to this ceiling shall be submitted to and approved in writing by the Authority. The works shall thereafter be undertaken only in accordance with the agreed details.

Reason - The lining of these walls as proposed would have an adverse impact on the fabric of the protected building and revised details are required to achieve an acceptable development in accordance with Policy GP5.

6.Prior to installation, a plan clearly showing the areas of proposed hardsurfacing and a specification or sample of all proposed finishes for those areas shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building.

7. Prior to creation of the new pedestrian gateway to the south west of the house, the material and means by which the sides of the opening shall be finished and a specification of the associated gate shall be submitted to and agreed in writing by the Authority. The sides of the opening shall be completed in accordance with the agreed details within 28 days of the formation of the gateway.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building.

8. Prior to installation, details of the position of the new ceiling within the westernmost of the east barns shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building.

9. Prior to installation, a specification or sample of the proposed roof cladding of the glazed entrance shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building.

10. Prior to installation, the external appearance of all new vents and extractors shall be submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building.

11. Prior to removal of the existing, large-scale drawings (1:20 elevations; 1:5 sections) of all new and replacement external doors and windows shall be submitted to and agreed in writing by the Authority. In the case of the two arched openings, this information shall include the proposed materials of the units and of the jambs and arches. The works shall be carried out only in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building.

12. The realigned wall hereby approved to the west of the vehicle gateway and associated driveway shall be reconstructed within 28 days of the existing wall being demolished. Both that wall and that to be reconstructed in the pig sties shall be

constructed of stone removed from those areas and shall match the method of laying of the walls they replace.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building in a timely manner.

13. The rooflights hereby approved shall be installed flush with the roof planes in which they are installed.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building.

14. The built-up wall beneath the new pitched roof shall match in type, colour, texture and method of laying the stonework of the wall below.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building.

15. No roof timbers shall be removed in installing the partition to create a bedroom and corridor in the space above the existing dining room. The new partition shall be cut around the existing roof timbers.

Reason - To secure the special interest of the protected building.

16. The render detailing of the replacement chimneys hereby approved shall match that of the existing chimneys to be replaced.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building.

17. The shed hereby approved shall be clad with natural timber.

Reason - To secure the satisfactory appearance of the completed development and the special interest of the protected building.

18. Notwithstanding the plans hereby approved, no consent is conferred for alterations to the roadside pedestrian gateway to the south east of the main house.

Reason - To define the permission for the avoidance of doubt and to secure the satisfactory appearance of the completed development and the special interest of the protected building.

19. The accommodation hereby approved within the eastern barn shall be used only as an integral part of and incidental to the principal dwelling known as Le Lorier.

Reason - To define the permission for the avoidance of doubt. Use as a separately occupied annex would require a separate grant of planning permission and involve

different planning policy considerations.

Expiry Date: This permission will cease to have effect on 15/04/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In relation to Conditions 4 & 5, it is recommended that the Service is contacted for further discussion prior to the submission of additional details.

There is potential for contamination on this land due to its former use as a growing site and the historic presence of several glasshouses. Should the applicant intend to grow consumables on this land, I recommend that they consider the potential for contamination and the associated risks.

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/2025/1955
Property Ref: E009940000+F00234A000
Valid date: 19/12/2025
Location: Le Lorier Rue Du Lorier St. Saviour Guernsey GY7 9JU
Proposal: Change of use of agricultural land to domestic garden (west boundary), demolish extension and outbuilding, demolish and rebuild chimneys, erect extension to west (side) elevation, alter roof form to extension to north (rear) elevation, replace roof covering, install rooflights, internal and fenestration alterations. Erect single storey outbuilding to north of property, erect shed to south-east of site. Alter wall, install hardstanding and remove section of wall to widen vehicle access to south and associated works (Protected Building).

Applicant: Mr & Mrs J & H Taylor

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.

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19. The accommodation hereby approved within the eastern barn shall be used only as an integral part of and incidental to the principal dwelling known as Le Lorier.

Reason - To define the permission for the avoidance of doubt. Use as a separately occupied annex would require a separate grant of planning permission and involve different planning policy considerations.

INFORMATIVES

In relation to Conditions 4 & 5, it is recommended that the Service is contacted for further discussion prior to the submission of additional details.

There is potential for contamination on this land due to its former use as a growing site and the historic presence of several glasshouses. Should the applicant intend to grow consumables on this land, I recommend that they consider the potential for contamination and the associated risks.

OFFICER'S REPORT

Site Description:

The property is located on the north side of Rue du Lorier, and comprises a traditional two storey farmhouse fronting on to the road with later additions extending back into the site to the north. The domestic curtilage of the property is as shown on the submitted plans.

The whole of the property, together with the roadside and garden walls, is protected. The listing excludes the modern extensions, vine-house and conservatory. A further protected building, known as Le Lorier (E.993-PB1612), is located over 100m to the east.

The site is located Outside of the Centres and within an Agriculture Priority Area as designated within the Island Development Plan.

Relevant History:

PAPP/2003/4213 Erect a conservatory. Approved 10/02/2004

PAPP/2004/4726 Erect a lean-to vinehouse. Approved 27/01/2005

PAPP/2006/0823 Erect a garage. Refused 30/05/2006 – No functional need for extension of curtilage and visual impacts of proposed structure.

PAPP/2006/3678 Convert barn to garage. Approved 06/11/2006

PAPP/2008/2826 Re-construct outbuilding to form tractor/farm implement store. Approved 25/09/2008

FULL/2018/0629 Change of use from agricultural to domestic use, demolish existing garage and erect replacement oak frame garage. Approved 21/08/2018

Existing Use(s):

Residential Use Class 1
Agricultural Use Class 28

Brief Description of Development:

Permission is sought under this application for the following works:

- Change of use of agricultural land for domestic use, extending the existing curtilage to the west to widen the driveway, reconstructing the existing granite wall along the realigned boundary;

- Widening of the existing access and formation of pedestrian opening in internal wall, initially an archway was proposed over this opening but this has been omitted following deferral;
- Demolition of the existing garage to the north of the building group, formation of patios, terraces and link path to north, east and west of building group and rebuild granite wall to south of barn;
- Demolish existing and construct new glazed entrance extension to rear (north) of main dwelling;
- Install new pitched slate roof over existing flat roof extension to rear (north) of main dwelling;
- Demolish and rebuild chimney stacks to main dwelling;
- Convert the barns to the rear of the house to provide additional ancillary accommodation, including internal alterations, replacement of roof covering, addition of rooflights, introduction of new and alterations to existing fenestration;
- Install rooflights and undertake internal alterations to converted barns;
- Erect new shed to front (south-east) of site;
- Laying of hardstanding.

Initially the application included the change of use of agricultural land to domestic garden, extending the existing curtilage to the north, removing the existing earth bank, constructing a new earthbank and erecting a garage on the extended curtilage however, following deferral, the extension of curtilage has been omitted and the proposed garage has been relocated to within the existing domestic curtilage, to the north-east of the existing building group.

The application is supported by a Statement of Significance and Heritage Impact Assessment.

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

OC5(A) Agriculture Outside of the Centres – within the Agriculture Priority Areas

GP1 Landscape Character and Open Land

GP5 Protected Buildings

GP8 Design

GP9 Sustainable Development

GP13 Householder Development

GP15 Creation and Extension of Curtilage

Strategy for Nature

Representations:

La Societe Guernesiaise commented on the application as initially submitted as follows:

La Societe remains concerned over the reclassification of agricultural land to domestic curtilage. However, as the Island Development Plan currently permits the consideration of such applications, we seek to optimize ecological gains in such cases wherever possible.

We note that the site is within an Agricultural Priority Area and would question the claim that the large adjoining field cannot be used for the purpose of farming when other land in the near vicinity is actively farmed.

We would suggest that there is adequate space within the existing domestic curtilage for the proposed new garage/outbuilding.

We would highlight that the relocation of the existing earthbank would result in a net loss of biodiversity; the new earthbank would not be comparable in terms of its ecological value for many years.

Further, the application refers to 'native' plants such as Lavender and Dahlia. However, the former is a Mediterranean genus and the latter originates from Mexico. In terms of supporting pollinators and other invertebrates, it would be more appropriate to plant native species.

Finally, the plans refer to the installing of a bat box on the back of the garage. Whilst we welcome the proposal, the north elevation is not suitable for bat boxes which ideally should face in a SE-S-SW direction.

Consultations:

Agriculture, Countryside and Land Management Services commented on the application as initially submitted as follows:

As described in the applications covering letter, we note that the site is designated as an Agricultural Priority Area (APA) in the Island Development Plan. Whilst only a modest area of land is being requested to be converted to domestic curtilage, it is currently able to make a positive contribution to commercial agriculture on the island and therefore this application does not appear to accord with policy GP15.

Should the Planning Authority wish to consider this application for approval, we would recommend that the three garden gates proposed between the curtilage and the agricultural land are not permitted, so as to provide a clear demarcation between the two uses.

Furthermore, we note the intention to plant native species on a proposed new earthbank to the north boundary, however we wish to note that neither lavender nor dahlias are native species. The application may wish to consider sowing native grassland mix or planting the earthbank with a native hedgerow.

The Office for Environmental Health and Pollution Regulation comment as follows:

I have reviewed the proposed plans for Le Lorier, Rue Du Lorier which were received by email on 9th January 2026. I recommend that the following condition is attached:

- There is potential for contamination on this land due to its former use as a growing site and the historic presence of several glasshouses. Should the applicant intend to grow consumables on this land, I recommend that they consider the potential for contamination and the associated risks.

Summary of Issues:

Impact on the special interest of the protected buildings;
Impact on the character of the area;
Use of the proposed accommodation.

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 GP13 of the Island Development Plan indicates that alterations and extensions, together with the erection of associated outbuildings, to residential properties will be supported where 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 proposals must also satisfy the terms of Policy GP5 of the Plan, and meet the statutory duties with regard to protected buildings. In addition, Policies GP8 and GP9, relating to Design and Sustainable Development, would also be relevant.

In terms of neighbour amenity, residential properties to the north of Rue de Lorier are scattered, separated by open land, and the proposals would not have any impact on nearby residential property. To the south of the road, there is a row of residential properties to the south-west, however the position of those properties relative to the application site would prevent any adverse impacts.

The remaining considerations are assessed against each element of the proposals below:

Alterations and extensions to existing buildings

The works proposed to existing buildings would convert the barns attached to the main house to extend the accommodation associated with that house, and provide an ancillary living unit. The supporting information states that unit is to provide accommodation for a family dependent, to be associated with and serviced by the main house, sharing utilities with that house. Whilst internally separated from the main house accommodation, the unit is physically attached to the main house and is positioned to form an integral part of the building group. The accommodation is therefore considered acceptable as an ancillary function of the house.

It is proposed to line the north, south and west walls of the westernmost of the east stores with insulated timber stud lining and plasterboard backed by vandex. It is not clear from the information or drawings but must be presumed that the vandex and lining would cover the full height of the walls. This would obscure the tethering ring, corbels and curved wall in this area, harming the overall special interest to a degree that is not outweighed by the reasonable aspiration of the owner. In addition, use of vandex is not sympathetic to the protected building, and could trap damp within the walls, causing damage. This element of the proposals should not therefore be approved, and a condition should be applied requesting further clarification of the approach to this area of the building, and the reasons for that approach.

It is proposed to line the first floor north, east and west walls of the southern north store with insulated timber stud lining and plasterboard backed by vandex. As above, it is not clear why this is proposed, especially as similar is not proposed at ground floor, and further information, including photographs, is required to establish the finish of the affected walls (especially of the area to the north of the existing bedroom). This can be managed by planning condition.

It is proposed to install a ceiling in the westernmost of the east barns. The agent's letter suggests an intention to 'keep' the ceiling above the bedroom but there is no ceiling currently present. Clarification, updated drawings and a section drawing can be secured through planning condition.

It is proposed to insert acoustic separation between existing joists in ceiling over proposed hall. Photographs of this ceiling are required to enable assessment of the timbers. This can be managed by planning condition.

The remaining alterations are considered acceptable, and would comprise reasonable aspirations of the property owner that would not unduly harm the special interest of the protected building or the character of the area, subject to the following conditions:

- No roof timbers to be removed in installing the partition to create a bedroom and corridor in the space above the existing dining room. The new partition shall be cut around existing roof timbers;
- Built up wall heads to north-east extension to match the wall beneath;
- Details of roof cladding to north-west porch extension;

- Matching render details to replacement chimneys;
- Details of new and replacement windows and doors;
- Rooflights to be flush fitting;
- Details of external vents and extractors.

Demolition of existing and erection of new garage

The existing garage is of limited contribution to the setting of the protected buildings or wider character of the area, and the orientation limits access. Demolition would accord with policy.

The location of the proposed new garage has been revised following deferral, initially to the north-east of the dwelling and subsequently to the north. As now proposed, the structure would be located within the existing curtilage and would be well related to the existing building group, designed to respect the special interest of that group and the character of the surrounding area.

Alterations to access, realignment of driveway and formation of pedestrian access

The existing site access measures c6m across the bellmouth, however immediately narrows to 3m. Given the restrictive site layout and narrow width of the adjacent road, it is appreciated that this would give rise to difficulties both entering and exiting the site and manoeuvring on site. It is also noted that there is limited provision for parking.

Whilst the proposed extension to the driveway, to c6m across the driveway and c9m across the bellmouth, would exceed that normally permissible for domestic properties, in this case an extension is justified. The driveway is screened by the building and walls at the site in views from along the road to the east and is set below the land level of the adjacent field to the west, therefore the increased width would only be apparent from the road immediately adjacent to the access. Subject to the wall being reconstructed using the stone and method of laying of the existing wall, the proposal would not have any adverse impact on the setting of the protected building or character of the area and would improve parking, access and road safety at the site.

On the basis of the above, the realignment of the west boundary to incorporate a small section of the adjacent agricultural land would also be justified and would have no significant impacts on openness or landscape character and would not prejudice the ongoing use of the adjacent land for agricultural purposes. The proposal is likely to result in the loss of some non-native planting currently running along the top of the wall, adjacent to the driveway. This planting is not however of significant value in terms of biodiversity or landscape character and there would be no objection to its loss. Whilst there would be no objection to planting of replacement native species along the realigned wall, given the small nature of the curtilage extension it is not considered necessary or proportionate to require such planting by condition.

The formation of a pedestrian access between the driveway and the property frontage would comprise a reasonable aspiration which would outweigh any harm arising, subject to agreement of the material and means by which the sides of the opening are finished and details of the proposed gate. For the avoidance of doubt, no alterations are proposed or approved to the existing pedestrian gateway to the south-east of the property frontage, a matter which can also be clarified through condition.

Erection of shed and external landscaping

Following deferral, the shed has been reduced in size, altered to a monopitch and re-positioned against the existing high wall forming part of the frontage of the protected building. Although remaining visible from the adjacent road, at least until such time as the roadside hedge becomes fully established, the shed will be read against the existing structures at the site and, subject to construction in natural timber as opposed to any composite material, would not have any adverse impacts on the setting of the protected building or the character of the area.

In principle extension of and alterations to the surfacing associated with the house could be acceptable, however the areas are not clearly defined on the submitted plans and further details of the proposed materials would be required to ensure no adverse impacts on the setting of the protected building. This matter can be resolved through planning condition.

The relocation of the former pig sty wall, to allow for the creation of an access door to the ancillary living unit, would not have any adverse impacts, subject of the stone being reused and the method of laying matching that of the existing wall.

Conclusion

Overall, and subject to the conditions outlined above, the revised proposals accord with the purpose and statutory duties of the Law, material considerations and relevant planning policies and approval is recommended.

Date: 15/04/2026

