

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

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Demolish existing dwelling, erect a replacement dwelling, relocate and widen vehicle access and associated works (revised scheme).

LOCATION: The Russells, Godaines Avenue, Les Vardes, St. Peter Port.

APPLICANT: Mr & Mrs Bishop

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: 07/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Urbancurve Architecture: P292-101, 102 Rev G, 103 Rev F, 104 Rev C, 105 Rev D, 106 Rev E, 107 Rev D, 108 Rev C, 109 Rev B & 113

Application Ref: FULL/2026/0024

Property Ref: A408250000

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 materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

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

5.The finish of the timber cladding and the timber privacy screen hereby permitted shall be submitted to and agreed in writing by the Authority and any agreed finish shall be applied within 28 days of construction and retained as such at all times.

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

6.(a) No development shall begin on site until precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, have been submitted to and agreed in writing by the Authority.

(b) The green roof shall be planted in accordance with the agreed details under criterion (a) above in the first planting season following the first occupation of the dwelling or in accordance with a scheme as 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 - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its satisfactory maintenance is essential to secure the satisfactory appearance of the completed development.

7.The window(s) shown to be obscure glazed on the approved drawing(s) shall be fixed

shut (i.e. non-openable) and shall be installed to be permanently glazed with obscure glass of a minimum industry standard privacy level 3 prior to the first use/occupation of the dwelling hereby approved. The window shall be retained as such in perpetuity.

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

8. Prior to the first use of any part of the first floor accommodation hereby approved, the deep privacy cill along the east facing elevation shall be installed in the position shown on the approved drawings. The cill shall be retained as such in perpetuity.

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

9.(a) Full details of the timber privacy screen to be erected along the west facing elevation of the first floor terrace shall be submitted to and approved in writing by the Authority.

(b) The privacy screen shall have been erected in the position shown on the approved drawings and in accordance with the approved details as per criterion (a) of this condition prior to the first use the first floor terrace and shall be retained as such in perpetuity.

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

10. The permeable hard surfaces shall not be constructed or the PV panels installed until a written specification for their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing, PV panels and all other sustainable design features set out in the submitted Sustainable Development Statement have been installed/completed/made operational.

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

11.(a) Prior to the commencement of any works in connection therewith full details of the landscaping scheme (as shown on drawing ref: P292-113) to include the size, number and density of the plants/trees shall be submitted to and agreed in writing by the Authority.

(b) the hedge(s) to the front (south) of the site as shown on the approved drawings to demarcate the vehicle access point shall be installed in accordance with the details agreed under the terms of criterion (a) above prior to the first occupation of the dwelling or in accordance with a scheme as previously agreed in writing by the Authority.

(c) The remainder of the landscaping scheme (all aspects excluding the hedge referred to in criterion (b) and the green roof that shall be completed in accordance with the

requirements of condition 6 above) shall be fully completed, in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season following the completion of the development or first occupation (whichever is the sooner). 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.

12. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 06/05/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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/2026/0024
Property Ref: A408250000
Valid date: 20/01/2026
Location: The Russells Godaines Avenue Les Vardes Les Vardes St. Peter Port Guernsey GY1 1BE
Proposal: Demolish existing dwelling, erect a replacement dwelling, relocate and widen vehicle access and associated works (revised scheme).
Applicant: Mr & Mrs Bishop

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. No materials to be used on the exterior of the buildings shall be placed on the site

until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

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

5. The finish of the timber cladding and the timber privacy screen hereby permitted shall be submitted to and agreed in writing by the Authority and any agreed finish shall be applied within 28 days of construction and retained as such at all times.

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

6. (a) No development shall begin on site until precise details of the 'green roof', including drawings showing the method of construction, details of the plant species to be used and a plan for its management and maintenance, have been submitted to and agreed in writing by the Authority.

(b) The green roof shall be planted in accordance with the agreed details under criterion (a) above in the first planting season following the first occupation of the dwelling or in accordance with a scheme as 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 - The inclusion of a 'green roof' is an integral part of the design concept for the development hereby permitted. Its satisfactory maintenance is essential to secure the satisfactory appearance of the completed development.

7. The window(s) shown to be obscure glazed on the approved drawing(s) shall be fixed shut (i.e. non-openable) and shall be installed to be permanently glazed with obscure glass of a minimum industry standard privacy level 3 prior to the first use/occupation of the dwelling hereby approved. The window shall be retained as such in perpetuity.

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

8. Prior to the first use of any part of the first floor accommodation hereby approved, the deep privacy cill along the east facing elevation shall be installed in the position shown on the approved drawings. The cill shall be retained as such in perpetuity.

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

9. (a) Full details of the timber privacy screen to be erected along the west facing elevation of the first floor terrace shall be submitted to and approved in writing by the Authority.

(b) The privacy screen shall have been erected in the position shown on the approved drawings and in accordance with the approved details as per criterion (a) of this condition prior to the first use the first floor terrace and shall be retained as such in perpetuity.

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

10. The permeable hard surfaces shall not be constructed or the PV panels installed until a written specification for their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied until the permeable hard surfacing, PV panels and all other sustainable design features set out in the submitted Sustainable Development Statement have been installed/completed/made operational.

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

11. (a) Prior to the commencement of any works in connection therewith full details of the landscaping scheme (as shown on drawing ref: P292-113) to include the size, number and density of the plants/trees shall be submitted to and agreed in writing by the Authority.

(b) the hedge(s) to the front (south) of the site as shown on the approved drawings to demarcate the vehicle access point shall be installed in accordance with the details agreed under the terms of criterion (a) above prior to the first occupation of the dwelling or in accordance with a scheme as previously agreed in writing by the Authority.

(c) The remainder of the landscaping scheme (all aspects excluding the hedge referred to in criterion (b) and the green roof that shall be completed in accordance with the requirements of condition 6 above) shall be fully completed, in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season following the completion of the development or first occupation (whichever is the sooner). 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.

12. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

OFFICER'S REPORT

Site Description:

Planning permission was granted in 2025 to demolish the existing dwelling on site and to erect a replacement dwelling, to relocate the vehicle access and associated works (ref: FULL/2024/1868). Since the grant of permission, the former dwelling on the site has been demolished and the site has been cleared.

Surrounding the site the area comprises residential properties in all directions. The properties in the locality are varied in terms of their height, design and appearance with a two-storey house, to the west, 2 x two storey dwellings further west, chalet style bungalows to the east and dormer bungalows to the south.

Substantial detached properties such as Sainte Royale and Montville House are situated to the north/northwest of the site.

The site is located in the Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

FULL/2024/1868	Demolish dwelling, erect replacement dwelling, relocate vehicle access and associated works.	Granted 21/01/2025
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Existing Use(s):

Residential – Use Class 1

Brief Description of Development:

This is a revised planning application following the grant of planning application FULL/2024/1868 and proposes alterations to the design, form and overall scale of the replacement dwelling proposed for the site.

During the course of consideration, the application was deferred to seek a further drawing to demonstrate that the reduction proposed to the size of the first-floor overhang/deep timber cill (previously required to prevent overlooking) would not

increase the potential for overlooking into the neighbouring property to the east and for a landscaping scheme to be provided. The applicant's agent has confirmed that the overhang will be reinstated along the east elevation and revised drawings have been submitted to reflect this change. A landscaping scheme has also been submitted.

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

Island Development Plan Policies:

- GP8: Design;
- GP9: Sustainable development;
- GP13: Householder Development;
- IP6: Transport infrastructure and support facilities
- IP7: Private and Communal Car Parking
- IP9: Highway Safety, Accessibility and Capacity

Representations:

Two letters of representation were received from the occupiers of a neighbouring property. The grounds for objection are summarised as follows:

- The amended design maintains almost an identical form to the previous application, and although there is a minor reduction in the footprint, this does not address the significant negative impact on the light, outlook and overall reasonable enjoyment of our property;
- The proposed two storey structure positioned extremely close to the neighbouring property to the west will materially reduce daylight to both the principal ground floor family rooms and the first-floor accommodation where multiple windows currently receive unobstructed natural light;
- Although Guernsey has no right to a view, loss of light is part of what Practice Note 8 defines as a legitimate "material planning consideration" affecting the reasonable enjoyment of a property;
- The proposed replacement dwelling a full height two storey wall mere metres from the boundary with the property to the west would block daylight above the level of the window lines creating a tunnelling effect significantly darkening internal rooms;
- The new building mass will create a substantial sense of enclosure;
- The scale and length of the proposed wall built close to the boundary will represent an overbearing and visually dominant form;
- The proposal does not represent a characteristic of the original dwelling and would be a harmful intensification;
- To reduce the harm the massing of the proposal should be moved further forward and the structure should be moved away from the shared boundary, which would reduce the impact on the neighbouring property;
- There is a lack of justification for the height and proximity to the boundary and the applicant should demonstrate why less harmful design alternatives

were not adopted and the boundary hugging height and mass are necessary and appropriate.

- The air source heat pumps should be installed with adequate sound proofing added to limit noise pollution;
- Les Godaines Avenue is currently a loose gravel roadway and can be subject to serious potholing & rutting from both weather and use via vehicles. Plans should be included as part of the application to mitigate this with possible tarmacking or a remedial plan as further damage is bound to occur from construction traffic.

Consultations:

None

Summary of Issues:

- The principle of a replacement dwelling;
- Design, form, scale and massing of the proposed development and its impact on the character of the surrounding area
- Impact of the development on the amenity of people living in the area;
- The future living environment of occupiers of the proposed dwelling; and
- Parking and access issues.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The principle of a replacement dwelling

The principle of a replacement dwelling was established in the grant of the previous planning permission at this site (ref: FULL/2024/1868) which remain extant until 21/01/2028. Nonetheless, Policy GP13 supports the principle of replacement dwellings on a one for one basis.

The revised scheme the subject of this application adopts an almost identical design, form and scale as the previous approval with the only changes being:

- The introduction of a basement level to house a plant room and for general storage in relation to the dwelling house;
- Minor alterations to the internal layout of the dwelling including a reduction in the stairwell area which overall reduces the projection of the dwelling to the north;

- A reduction of 22m² of floorspace from the ground floor footprint of the dwelling (when compared to the replacement dwelling previously approved;
- Slight alterations to the internal layout of the first-floor accommodation although this remains largely of the same footprint;
- A reduction in the size of the first-floor overhang/deep timber cill to the east of the dwelling (please note this has now been reinstated following deferral of the application);
- The introduction of off-white cream render have been introduced to break up the larger expanses of brickwork, particularly to the west elevation facing the neighbouring property;
- A reduction in the size of the PV solar array on the roof of the premises from 16 individual panels to 12 panels;
- A reduction in the amount green roof provided on the roof of the premises.

For the purpose of this report the proposed changes will be assessed against the relevant policies of the Island Development Plan, it is also noted that there has been no material change in the policies against which the application would be assessed.

Design, form, scale and massing of the proposed development and its impact on the character of the surrounding area

In addition to the design requirements of Policy GP13, Policy GP8 requires new development to achieve a good standard of design which respects and where appropriate enhances the character of the environment.

The application site is not within a Conservation Area or close to any Protected Buildings. There is a variety of building forms and styles in the surrounding area. Paragraph 19.9.5 of the IDP which forms the preceding text to Policy GP8 states that: *'In other, less sensitive areas' (not within Conservation Areas, Sites of Special Significance and Protected buildings), 'a good standard of design will be expected, however the Island Development Plan adopts a supportive position with regard to building design in these areas to enable the property owner to exert personal choice in design matters. This adopts the flexible and proportionate approach that underpins the Plan Objectives of the Island Development Plan.'*

Furthermore, Policy GP13 clearly sets out that a comparison should not be made between the impacts of the existing dwelling compared with the impact of the new. Policy GP8 paragraph 19.9.9 outlines that multi-storey buildings constitute a more efficient use of land than single-storey buildings.

As referred to above the scheme is almost identical to the previous approved scheme for a replacement dwelling in terms of its overall design, with limited changes. The changes proposed are in-keeping with the overall design of the scheme and would not harm the visual character or amenity of the surrounding area. The green roof will still be provided to the roof in the same areas as previously proposed, however, will be reduced slightly to provide additional velux style windows to provide more light into the interior of the building.

The bulk and massing of this revised scheme will be slightly reduced when compared to the previously approved scheme, with the omission of a 22m² section of floorspace to the north elevation of the building as previously approved. This reduction, although slight, will provide for additional garden space and will reduce the impact of the proposal on neighbours.

For the above reasons it is considered that the changes introduced as part of this revised proposed are acceptable in design terms and would not cause a detriment to the visual character or appearance of the surrounding area or the immediate street scene. The proposal therefore complies with Policies GP8 and GP13 in this respect.

Impact of the development on the amenity of people living in the area

GP8: Design indicates that new development will be supported where it is demonstrated that it will not have an unacceptable impact on neighbouring amenity and considers the health and well-being of the occupiers. Criterion (b) of policy GP9 requires a scheme to demonstrate that the scheme would not have unacceptable impacts on the amenities of neighbouring properties or an adverse effect on the special interest of Conservation Areas, protected buildings or protected monuments.

The comments and concerns raised through the public consultation process have been noted. However, the revised scheme follows the same footprint, is of the same height and overall design and form as the previously approved scheme. The reduction in the floorspace of the scheme at ground floor although only a slight reduction would reduce the harm to the neighbouring property to the west when compared to the previously approved scheme.

During the course of consideration, the application was deferred to seek a further drawing to demonstrate that the reduction proposed to the size of the first floor overhang/deep timber cill (previously required to prevent overlooking) would not increase the potential for overlooking into the neighbouring property to the east. The applicants' agent has confirmed that the overhang will be reinstated along the east elevation and revised drawings have been submitted to reflect this change. The drawing demonstrates that the cill will be of a size and configuration to continue to prevent views from the first floor windows and balcony extending into the windows or garden area of the neighbouring property to the east. A privacy screen is proposed to the balcony along the west elevation and the first floor window proposed in this elevation will be obscure glazed to prevent views entering into the garden area or windows of the neighbouring property in this direction. Provided these measures are installed prior to first occupation of the dwelling (which can be controlled by planning condition) the revised scheme would not cause undue harm with regards to the loss of privacy of the neighbouring properties.

Overall although the scheme will alter the relationship of the property on this site to those dwellings in the immediate area, for the reasons referred to above it will not

result in unacceptable harm to the amenities of surrounding residential occupiers and the scheme accords with Policies GP8 and GP13 in this respect.

The future living environment of occupiers of the proposed dwelling

The revised scheme has been designed to provide the future occupiers of the dwelling with flexible living accommodation, and although the lift previously proposed has been omitted from the scheme much of the principal accommodation (bedrooms, lounge, kitchen etc.) is provided for on the ground floor, with only an additional sitting room and terrace provided on the first floor. Off road parking and sufficient private amenity space has also been provided all of which will provide access for all and will enable future occupiers to remain in the property for longer. Although the property/built form will take up a large part of the site, amenity space is included in the form of a balcony, and terraced areas together with private garden space to the front, rear (which will be increased following a reduction in the size of the dwelling) and side of the property, which combined are suitable for the size of dwelling proposed.

The internal space provision is satisfactory with good aspect and outlook for the property. The property has windows in the north, south and east elevations all offering a good level of sunlight and daylight to the accommodation.

In terms of privacy for future occupiers, the position of windows and the inclusion of the methods of design to limit overlooking and to improve the relationship of the dwelling as proposed with neighbouring properties would ensure that it is kept within acceptable limits.

Sustainable Development

Paragraph 19.10.4 of the IDP (which forms the preceding text to Policy GP9) outlines that the design, layout and orientation of buildings, their form of construction and the materials used have a key role in delivering more sustainable development and reducing energy demand. The scheme also includes an array of 12 solar panels on the two storey flat roof in accordance with policy GP9.

A supporting sustainability statement has been submitted with the application confirming how the design and the materials to be used will satisfy sustainable design principles and that overall, the requirements of Policy GP9 regarding energy use and current Building Regulations have been considered. Furthermore, the proposal includes the provision of a solar panel array consisting of 12 solar panels and the provision of permeable paving for the driveway.

A Site Waste Management Plan with a detailed account of how waste associated with the development will be disposed of has also been included in the information submitted. Provided that the waste is disposed of in accordance with the Site Waste Management Plan (which can be controlled by condition) and that a condition is

included requiring the solar panels and permeable paving to be installed/become operational the proposal satisfies the provisions of Policy GP9 & GP13 in this respect.

Parking and access issues.

The parking arrangements proposed as part of this revised scheme are consistent with the scheme previously approved and would not give rise to any car parking, highway safety or traffic related issues.

Although like the previously approved scheme there is no specific provision for covered and secure cycle storage, either through exemption rights or following the submission of a further application, a shed/outbuilding may be erected in the garden of the property to offer such storage to provide the occupiers with the opportunity to travel by alternative modes of transport. Furthermore, the site is situated in a sustainable location, close to the town centre and bus routes and overall it is considered to address the requirements of Policy IP6.

Other issues

Biodiversity

The scheme includes the inclusion of a green roof to cover three relatively large sections of the flat roof (to the front and rear of the property) and raised bed planters to the front of the site to delineate the car parking area. A landscaping plan has also been submitted to show additional planting proposed to ensure that biodiversity enhancements are secured and a scheme that helps the development assimilate into its surroundings is achieved.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

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

The proposal would have no adverse impact on protected trees, buildings or sites.

Conclusions

In view of the above it is recommended that planning permission is granted for the proposed development subject to conditions relating to the provision of solar panels

and permeable paving to address the requirements of Policy GP9, to ensure that the privacy screen, obscure glazing and the timber cill are installed prior to the first occupation of the dwelling (to prevent overlooking), to ensure that all materials are submitted and approved for the dwelling and to ensure that the green roofs are appropriately planted and the landscaping scheme planted in accordance with the approved details in a timely manner.

Date: 06/05/2026

