

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 building and erect a new dwelling, erect gated vehicle access and associated works.

LOCATION: Clos du Fauconnier, Les Ruettes, St. Andrew.

APPLICANT: Mr & Mrs Corbin

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: 12/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JG Architecture Ltd: 2530 02.01A, 02A, 03A & Planning and Design Statement - Guernsey Gardens Soft Landscaping Plan

Application Ref: FULL/2026/0259

Property Ref: K00121A000

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 development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:
(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

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

and, unless otherwise agreed in writing by the Authority,

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

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

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

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

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

5. If, during development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the developer has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

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

6. Within four weeks of the dwelling being first occupied, the new wall either side of the vehicular access hereby approved shall be constructed in accordance with the approved plans.

Reason - In the interests of visual amenity.

7. The permeable hard surfacing within the domestic garden area shall not be constructed until full details of that surfacing, including a written specification for its laying, have been submitted to and agreed in writing by the Authority. There shall be no occupation of the approved dwelling until the permeable hard surfacing has been laid in accordance with the approved details.

Reason - In the interests of sustainable development, these features have been proposed to address the requirements of Island Development Plan policies GP9: Sustainable Design and GP16(B) d. significant enhancement to sustainable design.

8.a) The landscaping scheme shall be fully completed, in accordance with the details shown on the approved Guernsey Gardens landscaping plan (no. 001-011-2026).
b) The earth banks shown on the approved plans as forming the boundaries of the domestic land hereby approved shall be constructed in accordance with the 'construction' details set out in the Conservation Advice Note 3 (Earthbanks in Guernsey).

c) The earthbanks and all other approved landscaping shall be fully completed 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 help assimilate the development into its surroundings and to secure biodiversity enhancements in accordance with the Strategy for Nature Supplementary Planning Guidance.

9. Prior to the commencement of any work in connection therewith details of the proposed secure and covered cycle parking as indicated on the approved plans, to include its dimensions and external appearance, shall be submitted to and agreed in writing by the Authority. The dwelling hereby approved shall not be occupied or used until that provision has been made in accordance with the agreed details.

Reason - To make sure that convenient provision is made for cyclists.

10. 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.

11. The development hereby permitted shall be constructed only in accordance with the notes and details set out in relation to GP9 and GP16(B) d. as set out in section 1.4 b. xi) of the JGA Planning and Design Statement V2.0 and shown on the approved plans including the Construction Build Ups shown on 02.03A and the EV charge point shown on 02.01A, unless otherwise agreed in writing by the Authority.

Reason - In the interests of sustainable development, these features have been proposed to address the requirements of Island Development Plan policies GP9: Sustainable Design and GP16(B) d. significant enhancement to sustainable design.

12. Prior to the commencement of any work in connection therewith details of the air source heat pump, including its location, external appearance and technical details shall be submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed air source heat pump which is part of the package of measures proposed in order to ensure that the development provides a significant enhancement to sustainable design. This condition is imposed in the interests of sustainable development, to address the requirements of Island Development Plan policies GP9: Sustainable Design and GP16(B) d. significant enhancement to sustainable design.

Expiry Date: This permission will cease to have effect on 11/08/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan(s) as forming the domestic curtilage associated with the dwelling hereby approved. The tarmac access roadway leading from the highway to the approved wall/gates into the site is excluded from the domestic curtilage of the approved dwelling.

With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing. The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy. The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer. It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Please find enclosed a copy of comments made by Building Control. Please ensure that these comments are properly considered in carrying out development.

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/2026/0259
Property Ref: K00121A000
Valid date: 23/02/2026
Location: Clos du Fauconnier Les Ruettes St. Andrew Guernsey GY6 8UG
Proposal: Demolish existing building and erect a new dwelling, erect gated vehicle access and associated works.

Applicant: Mr & Mrs Corbin

RECOMMENDATION - Grant: Planning Permission with Conditions:

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INFORMATIVES

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With reference to condition 4 a desktop study shall be the very minimum standard accepted. Pending the results of the desktop study, the applicant may have to satisfy the requirements of criteria (b) and (c) of that condition, however, this will all be confirmed in writing. The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy. The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer. It is strongly recommended that in submitting details in accordance with the above condition that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Please find enclosed a copy of comments made by Building Control. Please ensure that these comments are properly considered in carrying out development.

OFFICER'S REPORT

Site Description:

The application site is situated to the south of Route des Fauconnaires and comprises of a large building adjacent to the access from Les Ruettes. The building is set back from Les Ruettes itself and land around the building to the north, south and west falls within the same ownership and control as the application site. There are glimpse views of the site only from Route Des Fauconnaires due to the high banks and change in land levels. From Les Ruettes the existing building is visible, but it is set back from the road along an access driveway where existing trees and neighbouring planting reduce its visibility from the street.

The site is located Outside of the Centres as defined by the Island Development Plan. The site is also within an Agriculture Priority Area.

Relevant History:

FULL/2024/1957 - Convert, extend and alter building/packing shed to dwelling, and associated works - granted

This scheme proposed the formation of a single-storey two-bedroom dwelling with a kitchen diner and an extension to house the proposed living room. The site was shown to be enclosed by a new earthbank, cycle storage and an ASHP and EV charging point were both shown to be provided. Pathways were shown to the north, east and south of the dwelling with a patio area to the west and an area of hardstanding for parking and turning proposed to the east and south of the dwelling. Various planning conditions were attached to this permission.

Existing Use(s):

28 agriculture

Brief Description of Development:

The application relates to the demolition of the existing building on the site and the erection of a replacement dwelling. The proposed dwelling has a pitched roof and accommodation over two floors. The ground floor comprises an open plan living, dining and kitchen space with a separate WC. The first floor provides two en-suite bedrooms. External materials are indicated as being a standing seam roof and first floor walls, aluminium framed windows and doors with the remainder of the exterior being clad with either render or timber or composite cladding. A cycle store is also proposed.

The application has been accompanied by a Site Waste Management Plan and a Planning and Design Statement which highlights that the scheme is of broadly the same floorspace and volume as the approved conversion scheme and highlights how the scheme has sought to address Lifetime Home Standards. The submission sets out that the SWMP outlines the means in which the proposals may be sustainably constructed, that where possible existing materials will be re-used in the construction of the replacement dwelling and also that the siting and orientation of the dwelling ensures that the landscape character and openness can be maintained or enhanced. The Design and Access Statement was updated and supplied as part of the package of updated drawings received on 24/07/2026 setting out indicative construction methods, U Values etc.

An accompanying letter has sought to address Policy GP9 and sets out how the development will be compliant with the relevant parts of the Guernsey Technical Standards but also how the replacement dwelling represents a betterment than the existing building.

This letter also provides further detail regarding sustainable design when considering the revised location of the building, access to open space, limiting the extent of hardstanding with appropriate runoff arrangements and the use of permeable materials. In relation to sunlight and daylight to the accommodation the scheme highlights the balance between applicant requirements and maximum amount of glazing permitted along with the design providing good airflow. The high levels of glazing will reduce the need for artificial lighting and heat producing appliances. Lighting is to be energy saving and considering how to minimise nighttime lighting (PIR night lights). Consideration has been given to the installation of an air source heat pump or some other energy efficient cylinder for fuelling appliances and the possibility of installing underfloor heating and using programmable controls for monitoring temperature to suit personal needs/well-being. The scheme indicates that GTS Part L1 will be met but may be bettered in terms of thermal performance but also proposes the installation of solar panels although these are not shown on the elevation/roof plan drawings.

The submission also highlights the matter of land contamination, suggesting that the matter is managed by condition. Furthermore, the submission outlines how landscaping will be sympathetic to any to be replaced and will encourage wildlife and biodiversity. Existing trees are to be retained and new wildflower areas are proposed along with earthbanks and native hedges.

The application was deferred on a number of occasions by the Planning Service due to the lack of information provided to address Policy GP16(B) d. significant enhancement to sustainable design. In April the agent advised that they were in the process of speaking with renewable energy engineers and landscapers to provide further information with an aim for this information to be provided by mid-May. An update was provided from the agent towards the end of May advising that information was outstanding from external consults regarding energy efficiencies. The Planning Service sought an update on the application and deferral for more information towards the end of June so that a decision could be made on this application and the agent indicated that an update would be provided later that week at which time sketch revised plans were submitted and it was noted that the agent was *“still awaiting details on the electrical loading capacity for the site, so are not in a position to make any commitments regarding energy production”*.

Electronic copies of revised plans were supplied on 26/06/2026 and hard copies followed on 24/07/2026. The covering letter set out that the indicative construction method and building fabric details have been updated to be more sustainable and use less embodied carbon during the building and to go “above and beyond the minimum building control standards set out in GTS Part L2 regarding thermal performance”. Furthermore, the information has been updated to set out that an ASHP and EV charging point have now been included. The scheme has also been updated in relation to landscaping, GP9 and the level of glazing to the west elevation.

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

S1: Spatial Policy

S4: Outside of the Centres

Policy OC1 – Housing Outside of the Centres

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

Policy GP1 – Landscape Character and Open Land

Policy GP8 - Design

Policy GP9 – Sustainable Development

Policy GP15 – Creation and Extension of Curtilage

Policy GP16(A) – Conversion of Redundant Buildings

Policy GP16(B) – Conversion of Redundant Buildings - Demolition and Redevelopment

Policy IP6 – Transport infrastructure and support facilities

Policy IP7 – Private and Communal Parking

Policy IP9 – Highway Safety, Accessibility and Capacity

Annex I – Amenities

Strategy for Nature SPG

Advice Note – Cycle Parking

Representations:

None.

Consultations:

Office of Environmental Health and Pollution Regulation – in relation to the approved conversion scheme the OEHPR recommended a full contaminated land condition.

A contaminated land condition would, therefore, remain appropriate for this redevelopment proposal.

Summary of Issues:

The key issues in this case relate to the principle of the development, its position on the site, sustainable design measures (with the limitations highlighted through the submission regarding Guernsey Electricity) and its impact on the wider open landscape and on the amenities of any neighbouring residents.

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.

Planning permission has previously been granted for the conversion of a redundant building on the site. Policies OC1, OC5(A) and GP16(A) have thus been satisfied and the scheme must now be considered with regard to Policy GP16(B) and other relevant policies of the Island Development Plan. Permission was granted for the conversion of the existing, former packing shed, under application reference FULL/2024/1957 and so criterion a. of Policy GP16(B) has also been met. The principle of converting the building to a single dwelling, with a proportionate garden area to serve it has been established and will not be revisited.

When considering applications in relation to Policy GP16(B) the development should be of broadly the same floor space and volume as the approved conversion scheme. The submission states that the floor area and volume would fall within the parameters of criteria b. of GP16(B). The Planning Service calculations vary marginally from those indicated and remain well within the parameters accepted for criteria b. of GP16(B).

Policy GP16(B) c. relates to buildings that make a particular positive contribution to the character of the area. As set out in the assessment of the GP16(A) scheme “the existing building has no particular architectural merit” and so criteria c. has been met in this case.

The scheme is considered satisfactory in relation to the requirements of Policy GP9 alone however, Policy GP16(B) d. requires a scheme to incorporate substantial enhancements in terms of sustainable design. Paragraph 19.17.14 of the Island Development Plan states that consideration can be given to *“the potential to relocate a structure on the site or to the use of sustainable building and construction techniques to achieve enhancements not possible through the conversion alone. ... in order to support such proposals the Authority will need to be satisfied that there is a significant enhancement in terms of sustainable design and construction of the new building and that there are no increased impacts on ... the character or openness of an area.”*

The scheme proposes to reposition the dwelling and the development would not be situated entirely within the footprint of the approved conversion scheme however, in relation to GP16(B) d. there are various factors that must be balanced in this case. It is also noted that the existing building would need to be demolished in order to implement the proposed redevelopment scheme.

The Island Development Plan sets out that a development should have “no increased impact” on the character or openness of an area. The impact of the development on the character and openness of the landscape was previously assessed in relation to the conversion scheme and the clearance of the water tank and chimney were a positive element of the scheme. The siting of the replacement dwelling, pushed further north in the site than the existing and also taller (from c. 4.72 to c. 7.2m) is of concern as it would push built development further from the cluster of the existing built development which is generally characterised by frontage, roadside residential development which exists sporadically in this area. This revised location, in addition to the increase floor area (from the approved 104sqm noted in the submission to 116.10sqm) and height of the building as now proposed could have a greater impact on the open landscape concerned. It is noted however, that from Route Des Fauconnaires to the west glimpse views only of the existing chimney are visible given the change in levels and substantial roadside banks/boundary trees etc. From Les Ruettes the tree lined bank and vehicular access, and the set back position along with the intervening boundary landscaping of the neighbouring house (Vue De Vallon),

along with domestic features such as a shed and oil tank adjacent to the boundary with the application site all contribute to reducing the visual impact of the development in a backland position in this rural environment.

The level of hardstanding proposed does not significantly differ from the approved conversion scheme although the dwelling would be pushed further north in its plot and would be taller than the approved conversion scheme. The driveway would be gravel and the patio hardstanding could be controlled by condition to be permeable. The proposed dwelling proposes a west facing (with secondary north facing windows) open plan living area with more limited fenestration in the south and east elevations but the sustainability benefits of the new build as set out could still be achieved if the building were positioned in the area of the approved conversion scheme or repositioned closer to the east site boundary (which could then achieve a reduction in the level of hardstanding proposed).

The original submission outlines a comparison between conversion and new build development. This is noted however, the approved conversion scheme if implemented would result in a dwelling that at worst would have to meet minimum Building Control Regulations. Together with the increased waste and use of resources associated with the demolition and rebuilding of the existing building, in order that the development would result in a significant enhancement in its sustainable design, the replacement dwelling would need to exceed Building Control Regulations and/or include additional sustainable design measures, such as the use of renewable energy.

The application as originally submitted was by information relating to Policy GP9 (letter dated 13/02/2026) setting out sustainability measures that will be incorporated into the development and how the scheme will meet (and often exceed) the Building (Guernsey) Regulations. The correspondence lists the areas where the development is compliant with the relevant parts of the Building Regulations and notes the primary means for fuelling appliances are to be energy efficient but notes that the specification of a cylinder or ASHP will be confirmed by an M&E consultant, following investigations into capacity.

The application was deferred in order to provide the agent in this case with the opportunity to address the relevant aspects of Policy GP16(B) and significant enhancement to sustainable design. Revised drawings have been prepared and describe “indicative” construction methods and building fabrics to provide an intent to go above and beyond the minimum Building Control standards. These drawings have been confirmed as significantly exceeding the minimum Building Control requirements. The submission does now include reference to the provision of an ASHP and EV charging point although it is unclear whether the previously unknown electricity capacity of the site has been resolved. The drawings, which would be stamped approved if the application is granted permission, show proposed indicative construction build ups”. These could be treated as the final construction method for planning purposes and a condition attached to any permission requiring these techniques to be complied with. On this basis the Planning Service can seek to control, via condition, that the replacement dwelling would be constructed in to

comply with the details shown and in such a way as to significantly enhance its sustainable design. Based on the fact the ASHP and EV charge point are now included on the application drawings the Planning Service can satisfactorily condition and secure measures that would contribute towards a significant enhance sustainable design to comply with criterion d.

It is noted that no solar panels are proposed however this application submission pre-dates the DPA introducing a requirement for all new housing developments to include such measures and it remains the case that the matter of sustainable design and construction is acceptable in this case.

The conversion scheme considered under Policy GP16(A) included the same extent of curtilage as is now proposed in accordance with Policy GP15. The proposed planting around the new domestic curtilage would effectively delineate the extent of domestic garden, preventing further encroachment into the open land and providing landscape enhancement (Strategy for Nature SPG).

The proposed dwelling represents a good standard of architectural design that respects the local built environment. The scheme accords with Policy GP8 criteria a) and c) of the Island Development Plan. The development provides multi-storey development to provide efficient and effective use of land (GP8 b.) which could have an increased impact in the wider area (assessed elsewhere). The vehicular access, gates and walls as shown are reflective of the approved scheme and remain acceptable when considering Policies GP8 and GP1 of the IDP.

The siting and layout of the dwelling will not result in overshadowing, loss of sunlight/daylight or overlooking of any neighbouring properties. Overall, the proposal would provide an adequate living environment, in accordance with Policy GP8(d) and Annex I: Amenities having regard to the health and well-being of occupiers of the development.

The open plan layout is such that the accommodation would be accessible to all and the submission has sought to address how the accommodation could be used differently if required. Overall, the scheme therefore demonstrates accessibility to and within the building for people of all ages and abilities, offering flexible and adaptable accommodation that can respond to people's needs over time in accordance with Policy GP8.

The increased use of the access track to the site will not alter from the approved conversion scheme in relation to road safety and traffic management within the area (IP9) and it remains the case that the scheme incorporates adequate off-road parking (IP7) and, subject to details, cycle parking (IP6).

The application has been accompanied by a Waste Management Plan setting out information relating to the recycling and disposal of waste arising from demolition on the site. It is concluded that further information in connection with a Site Waste

Management Plan could have been controlled by planning condition and therefore Policy GP9 has been satisfied in this respect.

The comments of The Office of Environmental Health and Pollution Regulation are set out in full above. Due to the former use of the site, there are concerns about the potential for contaminated land and it is recommended that investigations and if necessary, remediation works are undertaken to address this. Building Control also commented on the application and their comments will be appended to the decision in this case.

The conversion scheme did not include conditions relating to the removal of exemption rights and generally works within the proposed domestic garden area would not result in harm to the wider open landscape, it is not therefore proposed to restrict householder exemption rights under this application.

In view of the above it is recommended permission is granted subject to conditions relating to:

- SWMP
- Landscaping
- Earth banks
- Cycle parking
- Contaminated land
- GP9/GP16(B) sustainability measures
- Permeable paving
- Wall/gate

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.

Date: 10/08/2026

