

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 2 dwellings, create vehicle access to west boundary and associated works (Revised Scheme).

LOCATION: Aqir, Rue Des Renouards, Ruelle De La Tour, Castel.

APPLICANT: Mr S Geall

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: 14/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 19/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch+: 216-3-300B, 301B, 302B, 303B, 304B, 306B, 307B, 308B, 309B, 310B, 312B.

Application Ref: FULL/2026/0302

Property Ref: D014950000

Conditions and reasons:-

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

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

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. The solar panels, electric car charging points, and 'Bike Storage' as shown on Drawing No. 216-3-302 B, 303 B, and 307 B shall be constructed before the first occupation of any part of the development hereby permitted.

Reason - To ensure that sustainable measures are installed in accordance with the approved plans prior to the dwellings being first occupied, in the interests of sustainable development (Policy GP9).

5. (a) Full details of the new boundary hedges to be planted in the positions shown on the approved drawings, including the species, size and density of plants at the time of planting, and details of the 1.2m high boundary fence, shall be submitted to and agreed in writing by the Authority.

(b) The hedges shall be planted, in accordance with the details agreed under the terms of criterion (a) of this condition, within the first planting season following the first occupation of the approved dwellings, or in accordance with a programme previously agreed in writing by the Authority. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To ensure that the landscaping scheme is carried out in a suitable timeframe in the interests of visual amenity.

6. No development, including site works, shall begin on site until further details of existing and proposed levels, including ground levels, finished floor levels of both dwellings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in

writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - Additional land levels of the existing site and proposed development are needed to avoid any ambiguity with the development, and to ensure the development will be carried out in a way that respects the character of the area.

Expiry Date: This permission will cease to have effect on 13/04/2029 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/2026/0302
Property Ref: D014950000
Valid date: 19/02/2026
Location: Aqir Rue Des Renouards Ruelle De La Tour Castel
Guernsey GY5 7TX
Proposal: Demolish existing dwelling, erect 2 dwellings, create vehicle
access to west boundary and associated works (Revised
Scheme).
Applicant: Mr S Geall

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

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

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. The solar panels, electric car charging points, and 'Bike Storage' as shown on Drawing No. 216-3-302 B, 303 B, and 307 B shall be constructed before the first occupation of any part of the development hereby permitted.

Reason - To ensure that sustainable measures are installed in accordance with the approved plans prior to the dwellings being first occupied, in the interests of sustainable development (Policy GP9).

5. (a) Full details of the new boundary hedges to be planted in the positions shown on the approved drawings, including the species, size and density of plants at the time of planting, and details of the 1.2m high boundary fence, shall be submitted to and agreed in writing by the Authority.

(b) The hedges shall be planted, in accordance with the details agreed under the terms of criterion (a) of this condition, within the first planting season following the first occupation of the approved dwellings, or in accordance with a programme previously agreed in writing by the Authority. Any plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by plants of a size and species similar to those originally required to be planted.

Reason - To ensure that the landscaping scheme is carried out in a suitable timeframe in the interests of visual amenity.

6. No development, including site works, shall begin on site until further details of existing and proposed levels, including ground levels, finished floor levels of both dwellings and a number of sections across the site (these sections to extend to land and buildings adjoining the application site), have been submitted to and agreed in writing by the Authority. The development shall be carried out only in accordance with the details agreed under the terms of the above condition.

Reason - Additional land levels of the existing site and proposed development are needed to avoid any ambiguity with the development, and to ensure the development will be carried out in a way that respects the character of the area.

OFFICER'S REPORT

Site Description:

The application site consists of a detached, hipped roof bungalow located on an elevated corner plot, between Ruelle De La Tour and Rue Des Renouards. The property is elevated above Ruelle De La Tour by circa 2 metres.

The house was built in the early 20th Century and is sited adjacent to the south boundary.

The site is subject to change in ground levels, with the land rising in both a north-to-south, and west-to-east direction.

The property features wrap-around gardens to the front (west) and north of the house, a detached shed sits to the north of the site, and an enclosed patio area and raised lawn to the rear (east).

The character of the surrounding built environment varies in terms of the scale, form, age, type and design. The north of Ruelle De La Tour features older properties, including fishermen's cottages which adjoin, and are sited perpendicular to the road, whereas the pattern of development to the south is set back from the roadside which provides a feeling of separation between properties and the public realm due to their building line.

The site is situated within Cobo Local Centre as designated in the Island Development Plan (IDP).

Planning permission was granted to remove a section of the roadside wall and create a parking layby. It is understood that the house was served by a piece of land and outbuilding located north of the site and used for parking provision.

Planning permission was recently refused in 2025 to demolish the dwelling and erect 2 x 3-bedroom dwellings, under application ref: FULL/2025/1680. The reasons for refusal were based on the following three points:

1. The proposed development is overbearing and would result in overdevelopment of the site by virtue of its scale, mass, bulk, form and siting, contrary to Policy GP8. The mass and bulk of the new dwellings, coupled with their scale, mono-pitched roof forms, and fenestration and materials, including timber fencing, results in a composition that would be highly prominent, inappropriately sited, and at odds with the surrounding built environment, to the detriment of the character and appearance of the locality.

2. The proposal would also result in significant harm to the amenities of neighbouring residents when taking into account the level of overlooking and loss of privacy to the residents to the east. Overall, when considering the factors above, the cumulative effect of the development does not achieve a good standard of design for the purposes of Policy GP8 (Design) and is considered to have a significant adverse effect on the character and appearance of the surrounding built environment, and the amenity of neighbouring residents. The development would be contrary to Island Development Plan Policies GP8 and GP9.

3. Policy LC2 supports new housing provision within the Local Centres of an appropriate mix, type and variety of dwellings but only where it accords with

all other policies of the Island Development Plan. As the size of the two dwellings proposed under this scheme is larger than that indicated by the latest States' Strategic Housing Indicator as being required to meet current housing needs and the proposal conflicts with other Plan policies it is also contrary to Policy LC2.

Relevant History:

Reference No	Description	Decision	Date
PREA/2026/0116	Erect 2 dwellings (Revised Scheme)	Pre-application enquiry	2026
FULL/2025/1680	Demolish existing dwelling, erect 2 dwellings, create vehicle access to west boundary and associated works.	Granted	2025
PREA/2025/0211	Demolish existing dwelling and erect 3 new dwellings	Pre-application enquiry	2025
PAPP/2005/2981	Remove section of roadside wall and create a parking layby.	Granted	2005

Existing Use(s):

Dwelling-house (Residential – Use Class 1).

Brief Description of Development:

A revised scheme has now been submitted to demolish the existing dwelling and erect 2 x 2-bedroom dwellings, in attempt to overcome the reasons for refusal.

When compared to the previous scheme, the style of the new dwellings adopt traditional pitched roofs, finished in slate. The proposed 1.5 storey dwellings include flat roof dormer windows to the front and rear elevations, with both units featuring a first floor balcony to the front. Both units are served by raised lawns to the rear.

The new units feature a living/kitchen/dining area and bathroom on the ground floor, with two bedrooms and a bathroom at first floor level.

Both units will be served by a new (9m wide) shared vehicular access and driveway, with parking provision for 2 cars per dwelling. Bike and bin storage provision is also incorporated into the design.

The proposal includes reducing ground levels by up to 1.5m, although this figure varies across the site.

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

LC2	Housing in Local Centres
GP1	Landscape Character and Open Land
GP8	Design
GP9	Sustainable Development
IP6	Transport infrastructure and support facilities
IP7	Private and communal parking
IP9	Highway Safety, Accessibility and Capacity

Representations:

The Authority has received 5 representations objecting to the proposal, and 1 representation in support of the proposal. Grounds for objection principally relate to the following issues:-

- The application does not comply with Policy S3.
- The likely effect of the development on the natural beauty and landscape quality of the locality in question.
- The appropriateness of the development in relation to its surroundings in terms of its design, layout, scale, sitting and materials to be used.
- The likely effect of the development on the character and amenity (the attractive or pleasant qualities) of the locality in question.
- The likely effect of the development on roads and other infrastructure, traffic and essential services.
- The likely effect of the development on the reasonable enjoyment of neighbouring properties.
- Safety during and after the development.
- Ground levels may not be reduced enough to achieve the roofline proposed.
- The application letter seems contradictory with regards to ground levels.
- Title deeds.
- Inaccuracies with the application letter.
- Reference to Selhurst approval (FULL/2022/0625).
- Over-engineering of the site, key features of the site are likely to be lost.
- Annex 1 to be considered from the outset of the design.
- Overlooking.
- Overbearing, visually intrusive.
- Overshadowing.
- Overdevelopment of the site.
- Poor internal amenity/design.
- No detailed design brief provided to understand the character of the local built environment, its important elevated landscape and definitive boundary features.
- Piecemeal development.
- Significant boundary losses.
- Two overbearing 2.5 storey dual aspect dwellings in a highly visible location.

- Does not comply with Policy LC2.
 - To give more weight to Policy GP1.
 - Design quality, scale and massing.
 - Impact on local character and landscape.
-
- 1 representation is in support of the application, provided that there is no requirement to raise the ridge height of the properties.

Consultations:

Building Control:

“The only BC comment is that there might be a potential issue to the compartment wall between the dwelling’s as the wall is offset. This means the wall is an internal wall and an external wall.

The potential risk of condensation may occur. Detailing of the wall may also be complex.”

Summary of Issues:

- Whether the principle of residential development is acceptable in this location;
- Impact on the character and appearance of the area;
- Impact on neighbour amenity, and;
- Whether the proposal would impact negatively on highway safety and traffic management.

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues set out in 2 below.

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

Whether the principle of residential development is acceptable in this location

The application site is situated within a Local Centre as identified on the Island Development Plan Proposals Map. Within such areas Policy LC2: Housing in Local Centres supports proposals for new residential development providing:

- a) *each proposal is of a scale that is appropriate to maintain or enhance the character and vitality of the particular Local Centre concerned and will not*

- negatively affect the vitality and viability of the Main Centres or otherwise undermine the Spatial Policy; and,*
- b) where able to accommodate a variety of dwellings the proposal provides an appropriate mix and type of dwellings; and,*
 - c) where the site is identified as Important Open Land, new housing is achieved only through the subdivision of existing dwellings or the conversion of existing buildings; and,*
 - d) in all cases the proposed development accords with other relevant policies of the Island Development Plan.*

The revised scheme proposes 2x 2-bedroom dwellings.

In accordance with planning policies in the Island Development Plan, 2016, where housing proposals can accommodate a variety of dwellings, it will normally be expected that the mix and type of dwellings is reflective of the demographic profile of households requiring housing. In establishing the mix and type of dwellings required, the Authority will take into consideration the information produced by other States' Committees relating to this issue, such as the most recent States' Strategic Housing Indicator or any subsequent revised or amended document and any other relevant data or relevant direction by the States of Guernsey.

The States' Strategic Housing Indicator ("SSHI") is a States-agreed figure which sets out the total number of additional accommodation units that need to be created each year if Guernsey is to meet its projected housing need. It describes the units required to appropriately house those that are anticipated will form new households over the period, as well as already established households whose housing is not currently appropriate to their needs.

The output of the latest 2024 housing needs model projected a total housing need for the five-year period 2024 to 2028 as 1,488 additional units of accommodation. Private Market Housing Need in 2024 comprised 354 one-bedroom units and 461 two-bedroom units, with no new three, four or five-bedroom private market units being required to meet projected housing needs as described in the SSHI.

Consequently, the creation of 2x 2bedroom units would align with the latest SSHI as being required to meet current housing needs. Moreover the creation of 2x 2 bedroom units would be an appropriate scale of development that would maintain the character and vitality of Cobo Local Centre, and therefore the scale and density of development would not adversely affect the vitality and viability of the Main Centres or otherwise undermine the Spatial Policy. Furthermore, the proposal is considered to make the most effective and efficient use of land. Given the limited size and constraints of the site, the proposal cannot reasonably provide an appropriate mix of dwellings.

The site is not located within Important Open Land as defined in the Island Development Plan.

For the avoidance of doubt, the site is not within an allocated housing site, nor does it require a Development Framework to be submitted, or a Waste Management Plan as the development is not on a one-for-one basis, and is less than 5 dwellings and the site area is less than 1,000sqm.

Overall, the proposal is compliant with Policy LC2.

Design and the impact on the character and appearance of the area:

Policy GP8 requires all new development to achieve a good standard of design which respects and where appropriate enhances the character of the environment.

As mentioned under application ref: FULL/2025/1680, corner plots are typically sensitive to development by their very nature, particularly as they often provide a spacious quality to the surrounding area and can often highlight inappropriate design. Inappropriate design in terms of the physical scale, form, mass, and siting of development, amongst other factors, can lead to overdevelopment of a site, which in turn can adversely affect the rhythm, form and characteristics of the surrounding built environment. This has the potential to set an undesirable precedent for other similar sites within the wider area.

However, in light of the changes made to the scheme, the proposed scale of the development takes into account the building heights of properties to the south of the application site. The ridge height of the proposed dwellings will respect the building heights of other properties along Rue Des Renouards, which decrease in a south-to-north direction.

The multi-storey design proposed will make the most effective and efficient use of the land while respecting the feeling of separation and distance between properties and the public realm when viewed in context with Ruelle De La Tour. Unlike the previous scheme, the proposal will not result in an oppressive and dominant structure in the landscape.

The form of the proposed units adopt traditional pitched roofs, finished in natural slate and therefore aligns better with the majority of roof forms found within the immediate locality.

It is recognised that the massing of the development will be substantially larger than the existing detached bungalow, the overall mass and bulk of the development is acceptable. While semi-detached, the proposal is set further back from Ruelle De La Tour which relates better and respects the building line of properties to the east and west of the application site. The proposed design is compatible with other semi-detached properties in the surrounding area.

Moreover, the size of the units have been considerably reduced when compared to the scheme refused under application ref: FULL/2025/1680. Also, the pitched roofs, coupled with the staggered building line and dormer windows, help to 'break-up' the

visual mass of the properties, and does not result in overdevelopment of the site. Consequently, the siting of the development together with the mass, bulk and overall size of the proposed dwellings relates well to the physical constraints of the site as well as the characteristics of the surrounding built environment.

The materials of the development achieve a good standard of design by virtue of the combination of the slate roofs, zinc covered dormer windows, grey aluminium windows and doors, white rendered walls, and composite cladding.

The revised scheme has omitted the large extent of fencing in close proximity to Ruelle De La Tour, albeit a section of fencing towards the north-east corner of the site has been incorporated into the design. The new hedgerow along the roadside boundaries will help to assimilate the development into its surroundings. The details of the fencing should be conditioned accordingly to ensure that it does not unduly detract from the character and appearance of the surrounding area.

While some concerns still remain over the incorporation of steps leading to the front of both units, as it would make accessibility to the buildings problematic for people of all ages and abilities; this would not be an overriding reason to refuse the application, especially when taking into account the topography of the site and the extent of engineering works proposed.

The units have the potential to offer flexible and adaptable accommodation that can respond to people's needs over time, and despite being small, the external amenity space would be sufficient given the proximity of the application site to the coast and nearby park and playing fields. The units would therefore provide acceptable internal space and amenity provision.

Long distant views of the site have also been assessed as part of this application, although when taking into account the changes made to the design of the scheme, the proposal would be 'read' in context with other properties in the immediate area and would not cause substantial harm to the wider landscape character or visual amenity (Policy GP1).

Consequently, the proposal achieves a good standard of design and therefore complies with Policy GP8, and would not result in harm to the landscape character or appearance of the surrounding area, despite its elevated position (Policy GP1).

With regards to the creation of the access point and removal of part of the west boundary of the site, the officer's report as part of application ref: FULL/2025/1680 notes that:

"the loss of a 9m section of the granite wall, located towards the upper section of the west boundary, to form a shared vehicular access would not cause unacceptable harm to the landscape character of the area when considering the character and appearance of Rue Des Renouards and other similar vehicular access points along this highway."

Moreover, the proposed access will serve two semi-detached dwellings and therefore the total width of the access is considered reasonable and proportionate for the development served and takes into account the constraints of the site.

With regard to the criterion of Policy GP9 (Sustainable Development), the proposed development will comply with Building (Guernsey) Regulations 2012, and therefore has taken into account the use of energy, resources and environmental considerations.

It is reasonable and necessary to attach conditions to ensure that the solar panels, charging points, and bin storage is provided prior to the first occupation of the dwellings to achieve an acceptable design and in the interests of sustainable development.

The effect of development on neighbouring residents:

Policies GP8 and GP9 of the Island Development Plan seek to ensure that any development proposed has been designed to avoid unacceptable impacts on neighbouring amenity, particularly with regards to overshadowing and overlooking.

In light of the design of the revised scheme, the proposal will not lead to overshadowing of neighbouring properties that would cause undue harm when taking into account its 1.5 storey design, coupled with its relationship, distance and orientation to neighbouring properties.

With regards to overlooking to the north and west of the application site, the degree of overlooking as part of this revised scheme is considered to be less than what would be experienced as part of application ref: FULL/2025/1680, which was deemed acceptable. It was recognised as part of application ref: FULL/2025/1680 that:

“public views of neighbouring properties, including their gardens, are visible at various vantage points along both Ruelle De La Tour and Rue Des Renouards, therefore a degree of overlooking and loss of privacy already exists in the public realm.”

Whilst it is considered that the proposal will increase the level of overlooking towards neighbouring properties and that the extent of glazing on both the north and west elevations would also exacerbate this feeling of oppressiveness and loss of privacy, the degree of harm when compared to the existing level of overlooking, coupled with the distance and relationship to respective neighbouring properties, including internal and external amenity spaces, is such that this impact would not be so substantial to warrant refusal in and of itself.”

With regards to overlooking and intervisibility to the east, which was found to result in a reason for refusal, the agent has demonstrated that the views out of the first floor dormer window serving Unit 1 would intersect with the existing fencing found along the east boundary, and therefore would not cause undue harm to the amenities of neighbouring property to the east, known as Ellenbank. The changes to the design of the scheme have alleviated these concerns.

With regards to Unit 2, it is likely that the proposed dormer window will enable views out towards Ellenbank when taking into account the boundary treatment does not feature fencing at this particular point directly in front (east) of the proposed dormer window. That said, the extent of overlooking is not considered to lead to unacceptable harm when taking into account the distance to the boundary (circa 10.5m), the existing hedge located along the raised boundary of the application site, coupled with the change in ground levels between the dormer window and the neighbour's land (Ellenbank). Moreover, the interface distance between the dormer window and the east boundary would be similar to that permitted under the Exemptions Ordinance (2023) for the installation of a new dormer window.

Despite recognising that the proposed first floor dormer window of Unit 1 is likely to result in oblique views towards the rear garden of neighbouring property to the south, the proposal is not considered to result in significant concerns that would reasonably justify refusal.

On this basis, the proposal is likely to adversely affect the amenities afforded to the occupiers of neighbouring properties, although this impact is not considered to result in unacceptable harm to reasonably justify refusal. The proposal therefore accords with Policy GP8 (criterion d) and Policy GP9 (criterion b).

Parking and access considerations:

Sufficient car parking provision has been incorporated into the design of the scheme, and also allows for bi-cycle storage to the front of the respective dwellings. It is reasonable and necessary to attach conditions to ensure that the bicycle provision is provided prior to the first occupation of the dwellings to in order to provide an alternative to the car in the interests of sustainable development.

As set out in application ref: FULL/2025/1680:

“Given that the proposed vehicular access point is located on the western boundary of the site, and is set back approximately 12m south of Ruelle De La Tour, which is recognised as a ‘Neighbourhood Road’ characterised by low traffic speeds and volumes, the proposal is unlikely to raise significant highway safety and traffic management concerns.”

It is acknowledged that the development would naturally create an intensification of use of the site from a traffic and highway perspective, particularly as the site does

not currently feature parking provision, although this is not considered to represent a significant intensification of use that would cause undue harm.

The proposed development is considered to comply with the aims and requirements of policies IP6, IP7 and IP9.

Conclusion:

Overall, the creation of two, 1.5 storey, 2-bedroom semi-detached properties in this location, setback from Ruelle de La Tour will provide an appropriate scale and type of housing development. The scheme will make the most effective and efficient use of the land, whilst respecting the constraints of the site, characteristics of the surrounding built environment and natural landscape.

The proposal has been designed sensitively to respect the specific nature of the site, and would make a good addition to the local vernacular found within Cobo Local Centre. While it is recognised that the development will have an impact on the amenities of neighbouring residents, it is not considered to result in material harm that would conflict with the relevant planning policies to reasonably justify refusal.

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

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application. Where relevant the issues are considered in section 2 above.

All points raised in the letters of representation have been carefully considered and where appropriate have been addressed in Section 2 above.

It is noted that Title Deeds is not a material planning consideration as defined in Part IV, 13.1 of The Land Planning and Development (General Provisions) Ordinance, 2007.

The relevance to application FULL/2022/0625 does not have any bearing on the determination of this application as each application is determined on its individual merits.

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

The proposal would have no impact on protected buildings, trees or on SSS's.

For the reasons set out within this report, it is recommended that planning permission be granted, subject to conditions.

Date: 14/04/26