

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, erect dwelling, remove section of hedge to alter vehicle access to south-west boundary and associated works.

LOCATION: Outbuilding and land at, Calais Lane, St. Martin.

APPLICANT: Mr R Wickins

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: 28/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: R.W./02A
HebHomes: 1136-HEB-XX-ZZ-DR-A-20: 200.A Rev P01, 1136-HEB-XX-XX-DR-A-20: 400.A Rev P03.
Appendix I: Policy GP9 Sustainable Design (pages 5-8)

Application Ref: FULL/2026/0945

Property Ref: J01709B000

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.Prior to development commencing on site, the position of existing trees located within the approved domestic curtilage shall be submitted to and agreed in writing by the Authority. The trees located within the approved domestic curtilage shall not be felled, lopped, topped or uprooted without the previous written agreement of the Authority. Any trees removed, dying, being severely damaged or becoming seriously diseased shall be replaced with trees of such size and species as previously agreed in writing by the Authority.

Reason - The drawings submitted do not show existing trees on site. The removal of trees on the site, without appropriate replacement specimens, would have a detrimental effect on the rural landscape character and bio-diversity. This condition is applied to secure retention of the trees in accordance with Section 42 of the Law.

5.(a) Prior to the domestic curtilage being brought into first use, full details of all proposed planting as shown on drawing R.W/02.A, including the species, size and density of plants at the time of planting, shall be submitted to and agreed in writing by the Authority.

(b) The plants shall be planted in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season following the domestic curtilage being brought into first use. 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 condition is required to ensure that full details of the planting are provided to ensure that the completed development is satisfactory, provide biodiversity enhancements in accordance with the Strategy for Nature SPG and is

carried out within a reasonable timeframe.

6.a) The development hereby permitted shall be constructed in accordance with the details set out in Appendix I: Policy GP9 Sustainable Design (pages 5-8) unless otherwise agreed in writing by the Authority.

b) The solar panels and EV charging points shall not be installed, and the permeable hard surfaces shall not be constructed, until details of their construction and installation have been submitted to and agreed in writing by the Authority.

c) There shall be no occupation of the approved dwelling until the solar panels, permeable hardsurfaces and electric vehicle charging point to serve it has been installed and made operational in accordance with the details approved under a) above and as shown on drawing reference R.W./02.A.

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.

7. There shall be no occupation of the dwelling until the bicycle store has been constructed in accordance with drawing R.W./02.A.

Reason - This condition is imposed to make sure that the cycle storage is constructed to offer occupiers of the dwelling the opportunity to travel by alternative modes of transport in the interests of sustainability.

8. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - To protect the amenities of neighbouring residents against undue noise emissions.

9. 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 and 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 27/08/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. It is recommended that the site is inspected by a suitably qualified person prior to any building works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

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/2026/0945
Property Ref: J01709B000
Valid date: 08/07/2026
Location: Outbuilding and land at Calais Lane St. Martin
Guernsey GY4 6AU
Proposal: Demolish existing building, erect dwelling, remove section of
hedge to alter vehicle access to south-west boundary and
associated works.
Applicant: Mr R Wickins

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. Prior to development commencing on site, the position of existing trees located within the approved domestic curtilage shall be submitted to and agreed in writing by the Authority. The trees located within the approved domestic curtilage shall not be felled, lopped, topped or uprooted without the previous written agreement of the Authority. Any trees removed, dying, being severely damaged or becoming seriously diseased shall be replaced with trees of such size and species as previously agreed in writing by the Authority.

Reason - The drawings submitted do not show existing trees on site. The removal of trees on the site, without appropriate replacement specimens, would have a detrimental effect on the rural landscape character and bio-diversity. This condition is applied to secure retention of the trees in accordance with Section 42 of the Law.

5. (a) Prior to the domestic curtilage being brought into first use, full details of all proposed planting as shown on drawing R.W/02.A, including the species, size and density of plants at the time of planting, shall be submitted to and agreed in writing by the Authority.

(b) The plants shall be planted in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season following the domestic curtilage being brought into first use. 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 condition is required to ensure that full details of the planting are provided to ensure that the completed development is satisfactory, provide biodiversity enhancements in accordance with the Strategy for Nature SPG and is carried out within a reasonable timeframe.

6. a) The development hereby permitted shall be constructed in accordance with the details set out in Appendix I: Policy GP9 Sustainable Design (pages 5-8) unless otherwise agreed in writing by the Authority.

b) The solar panels and EV charging points shall not be installed, and the permeable hard surfaces shall not be constructed, until details of their construction and installation have been submitted to and agreed in writing by the Authority.

c) There shall be no occupation of the approved dwelling until the solar panels, permeable hardsurfaces and electric vehicle charging point to serve it has been installed and made operational in accordance with the details approved under a) above and as shown on drawing reference R.W./02.A.

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.

7. There shall be no occupation of the dwelling until the bicycle store has been constructed in accordance with drawing R.W./02.A.

Reason - This condition is imposed to make sure that the cycle storage is constructed to offer occupiers of the dwelling the opportunity to travel by alternative modes of transport in the interests of sustainability.

8. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - To protect the amenities of neighbouring residents against undue noise emissions.

9. 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 and 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.

INFORMATIVES

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

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing building may be used by bats or other wildlife for roosting and nesting. It is recommended that the site is inspected by a suitably qualified person prior to any building works. It is recommended that you contact La Société Guernesaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg.

OFFICER'S REPORT

Site Description:

The site consists of a detached single storey building with a corrugated roof and an area of unmanaged undeveloped land to the south-east.

The site is situated to the north of Calais Lane and the building was formerly a horticultural building, forming part of Calais Vinery.

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

Planning permission was granted last year (2025) to convert an outbuilding to a dwelling and change the use of agricultural land (measuring approximately 757sqm) to domestic garden (FULL/2025/1391).

Relevant History:

Reference No/ Year	Description	Decision
FULL/2025/1391	Demolish part of outbuilding to south-east and west, convert outbuilding to dwelling and erect extension to west.	Granted
CLU/2023/0755 Certificate of Lawful Use	Regularise use of building as a dwelling house (Residential Use Class 1).	Refused
PREA/2019/2400	Extend and alter dwelling	Pre-application enquiry
PREA/2018/1282	Change of Use of packing shed to residential unit.	Pre-application enquiry
	Royal Court Appeal to utilise packing shed as a dwelling	Dismissed
PAPP/1993/3141	Utilise packing shed as dwelling (retrospective)	Refused
PAPP/1993/1015	Utilize packing shed as dwelling on premises (retrospective)	Refused
1991	Utilise packing shed as a dwelling (retrospective).	Refused
1991	Enforcement investigation into the unlawful use of packing shed as a residential unit.	Enforcement

Existing Use(s):

Agricultural Use Class 28

Brief Description of Development:

Planning permission is sought to demolish the existing building and erect a replacement dwelling-house, as well as altering the vehicular access and associated works.

The proposal seeks to reposition the replacement building towards the north-east of the site. The replacement dwelling will consist of a single storey, flat roof, Closed Panel System (CPS) construction, with a contemporary appearance.

The proposal also incorporates an Air Source Heat Pump to the north-west of the building and permeable hard-surfacing for the proposed driveway. As per the original scheme, the proposed dwelling will be served by an electric charging point and bicycle store.

The application is complemented by the agent's letters dated 1st May 2026, 25th May 2026 and 6th July, together with a Site Waste Management Plan.

The application was deferred to request the inclusion of solar panels to take into account the Authority's mandatory position with regards to solar provision for new buildings, including applications under Policy GP16B. In addition, it was also requested to amend the landscaping scheme to reflect native hedging species in light of La Société Guernesiaise's comments.

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

OC1	Housing Outside of the Centres
OC5(B):	Agriculture Outside of the Centres – outside of the Agriculture
Priority Areas	
GP1	Landscape Character and Open Land
GP8	Design
GP9	Sustainable Development
GP15	Creation and Extension of Curtilage
GP16B	Conservation of Redundant Buildings - Demolition and
Redevelopment	
IP7	Private and Communal Car Parking.
IP9	Highway Safety, Accessibility and Capacity.

Strategy for Nature - Supplementary Planning Guidance (2020).

Annex I: Amenities

Representations:

La Société Guernesiaise's comments:

We wish to highlight a number of concerns in relation to this application -

- 1. The existing site appears to host trees and shrubs; it was recorded as Planted Woodland in the 2018 Habitat Survey. There does not appear to be any consideration given to the ecological impact of developing this site as a residential dwelling.*
- 2. Although it is assumed that the proposed dwelling would require associated domestic curtilage, there is no mention of this within the application, or of any proposed biodiversity measures to offset the losses resulting from development.*
- 3. The possible use of the existing building by roosting bats or other wildlife has not been addressed.*
- 4. The application refers to indigenous hedging but only mentions Japanese Privet which, as the name suggests, is not native.*

We wish to advise that La Societe would be able to assist with matters relating to biodiversity measures, for example to arrange surveys of the existing site and to provide suitable recommendations on how the land could be enhanced in terms of its ecological value by appropriate native planting and ongoing maintenance.

Consultations:

The Office of Environmental Health and Pollution Regulation's comments:

I would recommend that the following condition is attached to the consent:

- *Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.*

Summary of Issues:

- Whether the demolition and rebuild complies with Policy GP16(B).
- Whether the proposed footprint and volume of the new dwelling is broadly the same as the approved converted building.
- Whether the design of the proposed development is acceptable.
- Parking and access.
- The impact of the development on the character and appearance of the area.
- The impact of the development on neighbour amenity.

Assessment against:

1 - Purposes of the law.

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

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

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

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 as set out in 2 below.

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

Policy OC1 (Housing Outside of the Centres) indicates that new dwellings will only be supported where the proposal is achieved through the subdivision of an existing dwelling or the conversion of a redundant building, in accordance with Policies GP16(A) and GP16(B) (Conversion of Redundant Buildings).

In this case, permission has been granted for the conversion of the building which forms the subject of this application under Policy GP16(A), and permission is now sought for the demolition of that building and the construction of a new dwelling under Policy GP16(B).

Policy GP16(B) states that the demolition and redevelopment of a building that is able to accord with the requirements of the conversion of redundant buildings policy may be acceptable without the need to implement the permission for conversion by physically carrying out the development, provided that:

a. the conversion scheme has first been granted planning permission;

The conversion of this building was approved on 29th October 2025, under reference FULL/2025/1391.

b. the redeveloped scheme is of broadly the same floor space and volume as the approved conversion scheme and, in the case of development for residential purposes, the number of units approved in the conversion scheme is not exceeded;

The proposed dwelling features 2 bedrooms, living room, kitchen, utility, bathroom and plant room.

The approved dwelling is 65.80sqm, with a volume of circa 194m³.

The proposed dwelling is circa 78.95sqm floor area, with a volume of circa 224.7m³.

Consequently, the proposal is under 20% increase for both the floor area (19.9%) and volume (15.8%) and therefore *the redeveloped scheme is of broadly the same floor*

space and volume as the approved conversion scheme, for the purposes of criterion 'b' of Policy GP16(B).

c. where the existing building makes a particular positive contribution to the character of an area the replacement building would make an equal or enhanced contribution to the character of that area;

The existing outbuilding detracts from the character of the area. Whilst the replacement building is sited in a different position, the new building will, on balance, make an enhanced contribution to the character of the area when viewed against the position, condition and appearance of the existing structure.

The requirements of Policy GP8 (Design) are intertwined with criterion c) of Policy GP16B, and requires a development to achieve a good standard of design which makes an efficient and effective use of land and respects the character of the local built environment, whilst providing soft and hard landscaping where this reinforces local character and mitigates the impacts of the development. In this case, the proposed replacement building achieves a good standard of architectural design in terms of its scale, form, mass, contemporary design and materials given the general support and scope for different architectural designs in less sensitive areas such as this.

Additional planting around the boundary of the site is proposed to ameliorate any visual impact and to assimilate the development into its surrounding. The proposed boundary planting will also avoid encroachment onto agricultural land, as well as improving bio-diversity on the site in accordance with the Strategy for Nature (2020).

As per application FULL/2025/1391, it is important to require by condition that the existing trees on site are accurately located and adequately protected within the approved domestic curtilage, prior to the commencement of development, to avoid unnecessary harm to the rural landscape.

Overall, the proposed scheme would therefore achieve a good level of design, which would not have any adverse impacts on the character of the area, in accordance with Policy GP8 (Design).

d. it can be demonstrated that the new building can be constructed in such a way as to significantly enhance its sustainable design;

The policy allows consideration of relocating a structure where this would deliver sustainability benefits that cannot be achieved through conversion alone. However, any proposal involving demolition and redevelopment must demonstrate a significant improvement in the sustainable design and construction of the replacement building.

The agent's letter and Appendix I (Policy GP9 Sustainable Design) set out that the position of the new dwelling has been designed to maximise solar gain by shifting its

position and orientation, coupled with numerous windows and doors. The agent notes that the scheme is a highly effective and efficient passive design and therefore will reduce the need for artificial lighting.

The proposal includes large windows and doors which will also help to prevent overheating by enabling rapid ventilation. The internal layout has been designed to maximise as much natural light as possible, together with carefully positioned fenestration to maximise outlook.

As set out in the agent's letter, the Closed Panel System (CPS) ensures thick insulation, minimal cold bridging, factory fitted external breather membrane and airtightness detailing. The structure will be finished with vertical Scottish larch timber cladding, with aluminium finish roof, windows and doors.

In addition to these sustainable design approaches, other aspects such as solar panels, bike storage, electric car charging, and permeable paving are also incorporated into the design to improve the sustainability of the new dwelling.

It is necessary and reasonable to impose appropriate planning conditions to ensure that the replacement building installs these sustainability measures in the interests of sustainable design. Subject to relevant conditions it is considered that the scheme and sustainable construction/design measures outlined within the application would be sufficient to meet the terms of criterion d) of Policy GP16B, as well as Policy GP9.

e. it can be demonstrated that the new building can be constructed in such a way as to not have any unacceptable adverse impacts on the landscape character or openness of an area;

The application site is heavily screened by mature landscaping and is physically setback from the road. Consequently, the proposal will not impact on the visual access to open land.

While the position of the proposed dwelling will be sited further away from the access track, it will be sited within approved domestic curtilage. Furthermore, when analysing the spatial pattern of development, the proposed siting of the dwelling will continue the staggered and diagonal building line of properties facing onto Calais Lane to the east of the application site.

Overall, the relocation of the dwelling-house would push the development further into the application site, and towards agricultural land to the north-east but would not cause unacceptable harm to the landscape character or openness of the area when viewed in context with application FULL/2025/1391 and together with its single storey design.

f. it can be demonstrated that the new building can be constructed in such a way as to not have any increased impacts on the amenities or reasonable enjoyment of occupiers of neighbouring properties and the surrounding area.

This criterion is reflected in Policies GP8(d) and GP9(b).

The siting of the development, coupled with its single storey design and relationship and distance to neighbouring residents ensures that the development is not considered to cause significant harm to the amenities of neighbouring residents.

Although in light of the Office of Environmental Health and Pollution Regulation's comments, it is necessary and reasonable to attach a condition to limit noise emissions from the air source heat pump in the interests of protecting neighbour amenity.

Access, parking and amenity:

The proposal includes permeable hard surfacing in place of the existing outbuilding. The relocation of the proposed dwelling together with the siting of hard surfacing is likely to improve the relationship and accessibility to and from the dwelling-house when compared to the former scheme FULL/2025/1391. The proposal complies with Policy GP1 and IP9.

Parking and amenity provision is appropriate for the size of dwelling. Covered cycle storage is also proposed.

The proposals would therefore accord with Policies GP8(d), IP6 (Transport Infrastructure and Support Facilities), IP7 (Private and communal car parking) and IP9 (Highway Safety, Accessibility and Capacity).

Accessibility, adaptability and waste management:

Due to the prefabricated structure, together with its simplistic form, there is likely to be sufficient scope and flexibility for the internal layouts to change, enabling future adaptations if needed, in accordance with Policy GP8 (f) and (g).

A Waste Management Plan has been submitted in support of the proposal. This helps to demonstrate how waste associated with the development process is to be minimised, how existing materials are to be reused on or off the site and how residual waste will be dealt with. The implementation of which can be monitored by way of condition.

Biodiversity

The comments from *La Societe* are noted, although the proposed the extent of domestic garden remains unchanged from that approved under application ref: FULL/2025/1391. The agent has also omitted the Japanese Privet hedge and has incorporated native boundary hedging to improve biodiversity. The details of the native boundary hedge can be conditioned accordingly. Similar to application

FULL/2025/1391, an informative should be attached to the decision in light of *La Societe's* comments.

The initial comments from Building Control should be provided to the agent as part of this decision to take into account any potential issues with the proposal.

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 impact on Protected Buildings, Trees or Monuments, or SSS's.

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

Date: 26/08/26