

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: Convert, extend and alter hotel (Visitor Economy Use Class 7) to create 12 flats (Residential Use Class 2) and 2 dwellings (Residential Use Class 1) with associated landscaping, parking, refuse and cycle store.

LOCATION: L'Eree Hotel, Route De La Rocque Poisson, L'Eree, St. Pierre Du Bois.

APPLICANT: RED (L'Eree Bay) Limited

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: 19/06/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 17/03/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: KKA - SK06 P2, SK30, SK31, SK32, SK40, SK41, SK42 & SK45 P1.

Application Ref: FULL/2023/0312

Property Ref: F000860000

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 any works commencing on site, including demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

I.A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)

II.A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site

III. Details of hours of construction including all associated vehicular movements

IV. Details of the construction compound

V. A plan showing construction traffic routes

The construction shall be carried out in accordance with the approved CEMP.

Reason - To control site activity in the interests of the amenity of adjoining residents.

5.Prior to any other works commencing on site, excluding demolition, the existing accesses serving the north-west courtyard shall be closed/narrowed in accordance with the approved plans and in materials to match the remainder of the boundary wall.

Reason - To minimise the number of points of access, in the interests of highway safety and to ensure an appropriate finish, in the interests of visual amenity.

6. Prior to any works commencing at the site, excluding demolition, full details of the photovoltaic panels and electric vehicle/bicycle charge points shall be submitted to and approved by the Authority. The approved panels and charge points shall be installed and made operational prior any dwelling or flat hereby approved being occupied.

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

7. Prior to any works commencing at the site, excluding demolition, details of either retention of existing or planting of new hedging, to include planting schedules noting the species, sizes, numbers and densities of plants, along the inner (east) side of the west boundary wall, located immediately to the south of the building, shall be submitted to and agreed in writing by the Authority.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

8. The landscaping scheme shall be fully completed, in accordance with the approved drawing ref SK06/P2 and the details agreed under the terms of the above condition, 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 make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

9. No part of any dwelling or flat hereby approved shall be used or occupied until the agreed scheme for cycle storage has been fully implemented. The provision for cycles shall be maintained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

10. 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.

Expiry Date: This permission will cease to have effect on 18/06/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

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. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the 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/2023/0312
Property Ref: F000860000
Valid date: 17/03/2023
Location: L'Eree Hotel Route De La Rocque Poisson L'Eree L'Eree St.
Pierre Du Bois Guernsey GY7 9LG
Proposal: Convert, extend and alter hotel (Visitor Economy Use Class 7)
to create 12 flats (Residential Use Class 2) and 2 dwellings
(Residential Use Class 1) with associated landscaping, parking,
refuse and cycle store.
Applicant: RED (L'Eree Bay) Limited

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 any works commencing on site, including demolition, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

I. A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)

II. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site

III. Details of hours of construction including all associated vehicular movements

IV. Details of the construction compound

V. A plan showing construction traffic routes

The construction shall be carried out in accordance with the approved CEMP.

Reason - To control site activity in the interests of the amenity of adjoining residents.

5. Prior to any other works commencing on site, excluding demolition, the existing accesses serving the north-west courtyard shall be closed/narrowed in accordance with the approved plans and in materials to match the remainder of the boundary wall.

Reason - To minimise the number of points of access, in the interests of highway safety and to ensure an appropriate finish, in the interests of visual amenity.

6. Prior to any works commencing at the site, excluding demolition, full details of the photovoltaic panels and electric vehicle/bicycle charge points shall be submitted to and approved by the Authority. The approved panels and charge points shall be installed and made operational prior any dwelling or flat hereby approved being occupied.

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

7. Prior to any works commencing at the site, excluding demolition, details of either retention of existing or planting of new hedging, to include planting schedules noting the species, sizes, numbers and densities of plants, along the inner (east) side of the west boundary wall, located immediately to the south of the building, shall be submitted to and agreed in writing by the Authority.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

8. The landscaping scheme shall be fully completed, in accordance with the approved drawing ref SK06/P2 and the details agreed under the terms of the above condition, 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 make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

9. No part of any dwelling or flat hereby approved shall be used or occupied until the agreed scheme for cycle storage has been fully implemented. The provision for cycles shall be maintained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

10. 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.

INFORMATIVES

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. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the 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

OFFICER'S REPORT

Site Description:

The application site comprises a former hotel building located on the eastern side of the coast road (Route de la Rocque Poisson), at the junction of that road with Route des Sablons and Route des Adams. The site is bounded by residential properties to the south, east and across the road to the north. To the west, across the coast road, is open common land located above the beach.

The site is located Outside of the Centres in the Island Development Plan and is not subject to any other Plan designation.

Relevant History:

None relevant.

Existing Use(s):

Visitor Economy Use Class 7: Hotel

Brief Description of Development:

The application proposes to convert, extend and alter the former hotel (Visitor Economy Use Class 7) to create 12 flats (Residential Use Class 2) and 2 dwellings (Residential Use Class 1) with associated landscaping, parking, refuse and cycle store.

The proposed accommodation would be as follows:

2no 1 bed flats
9no 2 bed flats and 1no 2 bed dwelling
1no 3 bed flat and 1no 3 bed dwelling

The proposed alterations include:

- Demolition of the south-east wing; the canopy, entrance lobby and linking structure around the north-west courtyard; the fire escape stair to the north-east; and various plant and structures on the roof,;
- To the south-west of the building limited demolition and extension is proposed to form part of Unit No 5 and to form a covered refuse store;
- Installation of canopies to Unit 7 & 8, facing into north-west courtyard;
- Fenestration:
 - o Ground floor – New or altered windows and doors to all elevations;
 - o First floor - Alter door to window (east elevation);
 - Infill of balcony to No 9 to provide Juliet balcony (south elevation);
 - o Second floor - Infill of balcony to No 13 to provide Juliet balcony (south elevation);

- The two vehicle accesses to the north-west courtyard are to be closed, retaining pedestrian access through the southern of the two, and the parking area within that courtyard is to be altered to form amenity space;
- A detached covered refuse and cycle store is to be provided to the south-west of the building.

Following deferral, the plans have been amended to show the retention of the existing wall along part of the west boundary, immediately to the south of the building and the retention of the bank along the remainder of that boundary, cleared of the existing invasive species.

The plans also show indicative positioning of solar panels to the southern roofs.

Parking provision for the site would reduce from 27 spaces to 18 spaces.

In support of the application the following documents are provided:

- Cost plan summary from a chartered quantity surveyor setting out a full scope of baseline costings to return to tourism use;
- Marketing/sales letter from D2RE Commercial Agents explaining marketing from 2019;
- A Structural Engineer's report;
- A letter from the applicant.

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

OC1	Housing Outside of the Centres
OC8(C)	Visitor Accommodation Outside of the Centres – Change of Use
GP8	Design
GP9	Sustainable Development
GP16(A)	Conversion of redundant buildings
IP6	Transport Infrastructure and Support Facilities
IP7	Private and Communal Car Parking
IP9	Highway Safety, Accessibility and Capacity

Representations:

La Societe Guernesiais comment as follows:

In respect of this application, we would like to highlight that buildings of this type can be used by roosting bats (or other wildlife). This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby. The ongoing Bailiwick Bat Survey has shown that there are bat populations in this particular part of the island.

We would recommend that the building, in particular the roofspaces, be inspected for current or recent use by bats by a suitably qualified person prior to any building

works. This would reduce the risk of disturbing or destroying animals which are legally protected under the Animal Welfare Ordinance 2012.

We would request that, if this application is considered further, an informative note be added to the Information Sheet as follows -

‘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. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the 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

We would further request that the proposals be independently assessed by a suitably qualified person in terms of biodiversity measures in order to ensure that there is a net ecological gain, as required under the Strategy for Nature (SfN 2020).

Consultations:

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

I have reviewed the proposed plans for the L'Eree Bay Hotel which were received by email on 24th April 2023 and there are a number of issues of concern and as such I would recommend the following conditions.

- Construction Environmental Management Plan (CEMP)

Prior to any demolition a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

- I. A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with reviewed and recorded (including details of any considerate constructor or similar scheme)
- II. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site
- III. Details of hours of construction including all associated vehicular movements
- IV. Details of the construction compound

V. A plan showing construction traffic routes

The construction shall be carried out in accordance with the approved CEMP.

- 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 Planning Services a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Department 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.

Summary of Issues:

- The principle of change of use:
 - Policy status;
 - Application of the Land Planning and Development (Exemptions) Ordinance, 2023;
 - Impacts on roads, traffic & highway safety;
 - Impacts on neighbour amenity.
- Structural capacity of the existing building;
- Extent of extension and alteration, and visual impacts thereof;
- Impacts on neighbour amenity;
- Amenity of the proposed units;
- Landscaping and biodiversity provisions;
- Sustainable design;
- Parking provision and road safety.

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).**

This application has been submitted for the change of use of the L'Eree Hotel to form residential units, including extensions and alterations to the building and works within its curtilage. Subsequent to the submission of the application, the Land Use and Development (Exemptions) Ordinance, 2023 have been adopted and Class 12(4) of that Ordinance relates to the change of use of specific visitor accommodation establishments. That exemption however relates only to the change of use of a building, and not to works proposed to support that change of use, and the application therefore remains necessary and must be considered against all relevant policies of the Island Development Plan.

Change of use

Policy OC8(C) (Visitor Accommodation Outside of the Centres – Change of Use) sets out specific criteria against which any proposal for the change of use of visitor accommodation to non-visitor accommodation use must be assessed, requiring it to be demonstrated that it is not technically feasible for the accommodation to meet the required standard for the particular type of accommodation involved, or, where it is technically feasible, to demonstrate that it would not be possible to return a reasonable operating profit, and that the establishment has been actively and appropriately marketed for sale and lease for a period of 24 consecutive months and an appropriate offer has not been made.

Limited evidence has been submitted as part of this application to demonstrate that the hotel could not be upgraded to meet the required standard for the appropriate accommodation rating for this site, or that it would not be possible to do so and return a reasonable operating profit. Confirmation of advertisement of the site for sale or lease for a period of more than 24 consecutive months has been provided, however the information does not provide details to demonstrate that the proposed price was appropriate, or the nature of the offers received.

Class 12(4) of the Land Planning and Development (Exemptions) Ordinance, 2023 however allows for the change of use from an existing use within use class 7 (serviced visitor accommodation) to a use within use class 1 (dwellinghouse) or 2 (flat), without the need to meet the requirements of Policy OC8(C), provided that:

- a) there has been no valid boarding permit in effect in respect of the visitor accommodation since 31st December, 2020,*
- b) the visitor accommodation has not been advertised or promoted for use as visitor accommodation since 31st December, 2020,*
- c) the change of use takes place within two years starting on the date of the coming into force of this Ordinance or such later date as the Authority may by Regulations prescribe,*
- d) the Authority approves in writing any impacts arising from the change of use on highway safety and neighbourhood amenity before the change of use occurs,*
- e) the land comprises the whole or part of a site described in Schedule 2.*

Confirmation has been provided in respect of a) & b).

Whilst a proposal to simply change the use of the existing building would be limited to two years under the terms of this exemption, as noted above, this application goes beyond the allowances of the exemption and comprises an application in its own right, complete with the associated fee. It would not therefore be reasonable

or necessary to limit the timeframe of any permission granted beyond the standard three year timeframe.

The application site comprises the whole of Cadastre land parcel F000860000, known as L'Eree Hotel, as identified in Schedule 2.

Sections 2 & 3 of Class 12(4) relate to the proper making of an application for the change of use, as required under subparagraph d) above, and the submitted application meets the terms of those sections.

Section 4 states that in determining an application under subparagraph d) above, the Authority must have regard to –

a) any significant adverse effects on roads and traffic and highway safety or on the reasonable enjoyment of neighbouring properties, and

b) any relevant Development Plan or Local Planning Brief to the extent it relates to the matters in item (a),

and the weight to be given to the Development Plan or Local Planning Brief and the matters in item (a) shall be for the Authority having regard to the particular facts and circumstances of the case.

The proposed change from a 31 bed hotel, plus staff accommodation, to 12 flats and 2 dwellings would not represent an intensification of use that would be likely to result in adverse effects on roads and traffic and highway safety, taking into account the nature of the road network surrounding the site, and the provision and location of parking at the site. The change of use would therefore comply with Policy IP9 (Highway Safety, Capacity and Accessibility) and the material considerations in respect of roads and traffic.

The proposed change of use from a hotel to a residential use would not, in itself, be likely to give rise to any additional impacts on the amenity of neighbouring properties, and would therefore comply with Policy GP8(d) (Design) and GP9(b) (Sustainable Development).

The proposed change of use would therefore be acceptable in respect of the effects on roads and traffic and highway safety and the reasonable enjoyment of neighbouring properties and the principle of change of use would be acceptable.

Conversion, extensions and alterations

As noted above, the application includes works which go beyond the simple change of use of the existing building, and which would therefore engage all relevant Island Development Plan policies, and material considerations of the Law.

Policy OC1 states that proposals for new housing development will only be supported where this is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building, directing consideration to be given to Policy GP16(A).

The principle of the change of use has been found acceptable above, and is for residential purposes, meeting the requirements of GP16(A)(a) & (b).

The submitted Structural Report, whilst noting that the exterior of the property is in fair to poor condition, does not identify any significant structural defects and notes that any cracking is of a minor nature. Strengthening works are identified as necessary to some areas of the floor and roof structure to meet modern standards, together with some alterations to the position of internal partition walls. Overall the proposed alterations are not considered to comprise extensive alteration or rebuilding and would be acceptable under Policy GP16(A)(c).

There are no protected buildings at the site or within the locality, and GP16(A)(d) is not therefore relevant.

In respect of GP16(A)(e), (f) & (g), the proposed extensions and alterations to the building itself would be limited in scope, well related to the existing building and would have no adverse impacts on the appearance of the building or character of the area. The proposed refuse and cycle stores would be read against and in the context of the existing building, and would be located behind the existing roadside wall, and would not therefore have any significant visual impacts.

In respect of GP16(A)(h), the proposals would not have any impact on adjoining properties in terms of overbearing, overshadowing or loss of outlook. The proposed alterations to fenestration would not significantly alter the glazing in elevations facing nearby residential properties and the limited size and number of those windows, together with the proposed use of the rooms and distance to the relevant property boundaries, would prevent any adverse impacts on those residential properties.

In respect of Policy GP8, the limited extensions and alterations proposed respect the design of the existing building, and the proposals make an efficient use of the site. The proposed units would achieve a reasonable level of amenity and, as noted above, there would be no adverse impacts on neighbouring properties. Soft landscaping proposals are limited, however include the provision of additional hedge and tree planting of appropriate species around the perimeter of the site, and within the north-west courtyard. These works would enhance the site, in terms of visual amenity and providing a buffer to neighbouring properties, and represent a proportional approach to biodiversity provision, taking into account the nature of the current proposals and the context of the existing site. The submitted plans do not however indicate retention of planting within the wall to be retained along the west boundary of the site, immediately to the south of the existing building, and it is recommended that planting is required to be retained/replaced along this boundary

to maintain screening to the proposed refuse/cycle store. Opportunities to create accessible and flexible accommodation are limited by the constraints of converting an existing building, however all ground floor units are to have compliant accesses and good circulation. The proposals therefore accord with Policy GP8.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9. The submitted plans also note the location of solar PV panels and the potential provision of EV charging points, however no details are provided. In respect of the solar PV panels, where those panels are angled at no more than 10 degrees from the roof, and project no more than 40cm from the roof, these would comprise exempt development, either for the Hotel or the flats once the permission is implemented, and it would therefore be unreasonable to resist any similar proposal made under this application in terms of visual impacts. Details of both the PV panels and EV points and the installation of those elements should however be controlled by condition to ensure the proposal meets the terms of Policy GP9.

The proposal would retain the majority of the parking for the site along the south boundary, as existing, with two additional spaces retained to the north. This is stated to represent 18 spaces, adequate to serve the proposed accommodation. The parking within the north-west courtyard is proposed to be removed, and the associated vehicle accesses would be closed to vehicular traffic. The closure of the accesses to the north-west courtyard would comprise a road safety improvement, given the close proximity of those accesses to the adjacent road junction, and this work can be controlled by condition. The proposal would therefore accord with Policies IP7 and IP9.

The provision of cycle storage exceeds that required under the Parking Standards and the proposals accord with Policy IP6.

Conclusion

The proposal would accord with the purpose of the Law, material planning considerations and relevant planning policies and approval is recommended.

Date: 16/06/2023

