

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: Change of use of ground floor and part of first floor from Offices (Use Class 15) to General Retail (Use Class 10) (Protected Buildings).

LOCATION: 7 & 8 Grange Road, St. Peter Port.

APPLICANT: Zekavica Investments

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: 26/09/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/06/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Brian Martel: 4245.01.01

Application Ref: FULL/2023/0993

Property Ref: A202360000+A202370000

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.

Expiry Date: This permission will cease to have effect on 25/09/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

This permission does not relate to the display of any sign or advertisements. A separate permission will be needed for any such display.

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/2023/0993
Property Ref: A202360000+A202370000
Valid date: 23/06/2023
Location: 7 & 8 Grange Road St. Peter Port Guernsey GY1 2PX
Proposal: Change of use of ground floor and part of first floor from
Offices (Use Class 15) to General Retail (Use Class 10)
(Protected Buildings).

Applicant: Zekavica Investments

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.

INFORMATIVES

This permission does not relate to the display of any sign or advertisements. A separate permission will be needed for any such display.

OFFICER'S REPORT

Brief Description of the site:

The application site (No. 7 & 8 Grange Road) is located in the Main Centre and Conservation Area as designated in the Island Development Plan. No 7 & 8 are also identified as Protected Buildings.

Planning permission is sought to change the use of the ground floor from offices (use class 15) to general retail (use class 10). Part of the ground floor and first floor will be ancillary to the retail use as it will serve as an office, store, kitchenette and WC.

No internal or external changes are proposed as part of the development.

Relevant History:

PREA/2023/0769	Change of use of ground floor offices to retails units. (Protected Buildings)	Pre-application enquiry
FULL/2013/0434	Erect signage above door ways (Protected Building).	Granted
FULL/2012/3098	Change of use from shop to offices (use class 21) (Protected Building).	Granted
FULL/2012/1611	Change of use from retail to sale of food for consumption on the premises (use class 15) (Protected Building).	Granted
FULL/2009/1552	Proposed refurbishment of 7 & 8 The Grange and demolition, rebuilding and extension of 16 St John Street to provide new residential unit.	Granted

Existing Use(s):

Office

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage

☒
☒
☒

visual amenity acceptable
no material neighbour impact
traffic not affected

☒
☒
☒

design acceptable



Policies considered most relevant:

MC4(A) Office Development in Main Centres

MC6 Retail in Main Centres

GP4 Conservation Areas

GP5 Protected Buildings

GP8 Design

GP9 Sustainable development

Conclusion/Brief comment:

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.

Policy MC4(A) supports a change of use of office accommodation to other uses where the office floor space is less than 250 square metres. The floor space in question is less than 250 square metres and therefore is compliant with Policy MC4(A).

Policy MC6 supports and encourages new convenience or comparison retail provision within the Main Centres.

The application will not adversely affect the special interest of the protected buildings nor on the character or appearance of the Conservation Area given that no internal or external changes are proposed.

It is recommended that an informative be attached to the decision to advise the applicant that should new signage/advertisement be installed as part of the change of use, a separate planning application may need to be required.

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, accords with the purpose of the Law, and the requirements of the material considerations; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 26/09/23