

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: To change the use of part of the existing hotel (Use Class 7) to create seven residential flats/apartments (Use Class 2) and to upgrade and redesign the remaining part of the existing hotel to ensure that a minimum 4 star tourism standard is achieved including alterations to the external fenestration with ancillary parking, access and amenities.

LOCATION: Driftwood Inn, Route De La Perelle, St. Saviour.

APPLICANT: Driftwood Inn

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: 05/06/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/02/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Drawing Nos: 2215 / 05A, / 06 & / 07

Application Ref: FULL/2024/0277

Property Ref: E01133A000

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. Notwithstanding the details on the approved plans, full details of the hedge and all other planting proposed to separate each amenity area and the amenity areas from the car parking area, to include:

- native species,
- density of planting,
- height at time of planting,
- number and spacing;

shall be submitted to and approved 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 and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of condition 4 above, 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 and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

6. Notwithstanding the details shown on the approved plans prior to the first occupation of any of the residential units hereby approved:

- (a) full details of the covered bicycle storage shall have been submitted to and approved in writing by the Authority;
- (b) the bicycle storage shall have been installed on site in accordance with the details approved under part (a) of this condition above and in the position shown on the approved drawing (ref: 2215/07); and
- (c) The bicycle parking shall be retained as such thereafter.

Reason - This condition is imposed to make sure that appropriate covered cycle storage is installed to offer occupiers of the dwellings the opportunity to travel by alternative modes of transport.

7. The flats hereby approved shall not be first occupied until the agreed car parking has been fully completed in accordance with the details approved as part of this permission. Those areas shall not thereafter be used for any purpose other than the parking of vehicles and for servicing.

Reason - To make sure that adequate off-street parking is provided and maintained, in the interests of road safety and effective traffic management.

8. The residential units hereby approved shall not be first occupied until the electric vehicle charging points have been installed/completed and made operational in the positions shown on drawing ref: 2215/07.

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

9. (a) Full details of a native hedge(s) to be planted in the positions shown on drawing Ref: 2215/07 (to separate the fire escape from the amenity areas) including the species, size and density of plants at the time of planting, shall be submitted to and approved in writing by the Authority.

(b) The hedge(s) shall be planted in accordance with details approved as per part (a) of this condition prior to the first occupation of units 3 and 4 or completion of development whichever is the sooner, 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 appropriate amenity areas are provided in the interests of residential amenity.

Expiry Date: This permission will cease to have effect on 04/06/2028 unless development is commenced by that date.

THIS PERMISSION SHALL BE READ IN CONJUNCTION WITH THE RELATED PLANNING COVENANT SIGNED BY THE PARTIES ON 5th JUNE 2025.

ADVICE AND OTHER REMARKS:-

Please ensure that the covered bicycle storage as required by condition 6 of this permission, is designed to comply with the advice contained within Planning Advice Note 11: Bicycle Storage which is available on the planning website.

This permission has been granted following the conclusion of a planning covenant under Section 23 of the Land Planning and Development (Guernsey) Law, 2005.

Please ensure that any car parking lighting installed at the premises is directed towards the car parking area and not towards any windows in the surrounding residential properties.

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/2024/0277
Property Ref: E01133A000
Valid date: 20/02/2024
Location: Driftwood Inn Route De La Perelle St. Saviour Guernsey GY7 9NA
Proposal: To change the use of part of the existing hotel (Use Class 7) to create seven residential flats/apartments (Use Class 2) and to upgrade and redesign the remaining part of the existing hotel to ensure that a minimum 4 star tourism standard is achieved including alterations to the external fenestration with ancillary parking, access and amenities.
Applicant: Driftwood Inn

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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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).

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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.

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- native species,
- density of planting,
- height at time of planting,
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shall be submitted to and approved 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 and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of condition 4 above, 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 and to provide biodiversity enhancements in line with the Strategy for Nature SPG.

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Reason - This condition is imposed to make sure that appropriate covered cycle storage is installed to offer occupiers of the dwellings the opportunity to travel by alternative modes of transport.

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

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(b) The hedge(s) shall be planted in accordance with details approved as per part (a) of this condition prior to the first occupation of units 3 and 4 or completion of development whichever is the sooner, 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 appropriate amenity areas are provided in the interests of residential amenity.

INFORMATIVES

Please ensure that the covered bicycle storage as required by condition 6 of this permission, is designed to comply with the advice contained within Planning Advice Note 11: Bicycle Storage which is available on the planning website.

This permission has been granted following the conclusion of a planning covenant under Section 23 of the Land Planning and Development (Guernsey) Law, 2005.

Please ensure that any car parking lighting installed at the premises is directed towards the car parking area and not towards any windows in the surrounding residential properties.

OFFICER'S REPORT

Site Description:

The application site comprises a hotel building situated to the south of Route de La Perelle. Surrounding the site the area comprises residential properties to the south, east and west with a petrol filling station and small shop situated further west. To the north the property faces Perelle Bay and the Coast.

The site is accessed off Route de La Perelle towards the northeast corner of the site and car parking is situated to the north and east of the main building. To the rear (south) of the property is a lawned area, and in the southwest corner of the site is a swimming pool and staff quarters.

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

Relevant History:

The proposal was the subject of pre-application discussions.

Existing Use(s):

Hotel

Brief Description of Development:

Planning permission is sought to change the use of part of the existing hotel (Use Class 7) to seven flats/apartments (Use Class 2) and to upgrade and redesign the remaining part of the existing hotel, which includes alterations to the fenestration.

The area immediately to the south and east of the building would be divided into three enclosed amenity spaces, to serve units 2, 3 and 4 on the ground floor. Nine car parking spaces to the east of the building would be allocated for the proposed residential units (one space for each flat, one visitor space and one disabled space), with the remaining spaces to the north and east of the building allocated for the hotel use.

In support of the application the following points are made in a covering letter by the applicant:

- The current boarding permit is for 30 guests;
- The new boarding permit will be for 30 guests in 15 bespoke rooms;
- The area reserved for the hotel use relates to the original hotel erected in 1971, the area for the residential units relates to an extension that followed in 1981;
- The 1981 extension was used as a hub for 20+ chalets owned by the property at that time (now separated), a managers flat (no longer required), a large cellar kitchen and store (no longer required) and 3 large not utilised family rooms;
- The application seeks to revert back to the previous hotel size for modern day purpose and size;
- The redesign results in the former extension being empty and no longer required;
- The use to form seven market flats will release the capital for the improvements to the hotel and site as a whole;

- The new use split will be approximately 80% hotel and 20% flats for the whole of the site;
- The applicant seeks to improve the original building from 4 star to 5 star as it suits a year round business plan supporting permanent staff and winter hotel rooms to sustain a high level and contemporary 5 star restaurant with rooms concept;
- The new design vastly improves access for all users, energy efficiency, recycling and sustainable design;
- The hotel although in good clean order requires significant investment to retain a 4 star rating;

The following documents have also been submitted pertaining to the viability of the premises:

- A full set of accounts between the years 2018 and 2023 from the applicants' company and audited by their accountants;
- The maintenance/upgrade costs report prepared by Mr J Maides;
- A Structural Appraisal of the property (prepared by PlanB);
- The NBU insurance valuation on behalf of Oracle as a total rebuild costs summary;
- A Lloyds Bank lending letter; and
- A covering statement of explanation prepared by Mr J Le Fric.

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

OC1: Housing Outside of the Centres;

OC8(A): Visitor Accommodation Outside of the Centres – New Extension, Alteration or Redevelopment of Existing Uses;

GP8: Design;

GP9: Sustainable Development;

IP6: Transport Infrastructure and Supporting Facilities;

IP7: Private and Communal Car Parking;

Parking Standards and Traffic Impact Assessment SPG

Strategy for Nature SPG.

Representations:

One letter of representation was received summarised follows:

- Whilst no objection is raised per se, consideration should be given to improving the exterior lighting at the site, particularly to the northeast elevation;
- The existing lighting above the window of bedroom 16 (apartment 5) is positioned to illuminate the car park. However, light from this, projects beyond the car park into neighbouring properties. The installation of a more sympathetic lighting solution should be considered.

Consultations:

Office of Environmental Health and Pollution Regulation (OEHPR)

By letter received on 05th March 2024 stated the following:

"I have reviewed the proposed plans for change of use from hotel to part hotel, part residential accommodation which were received by email on 29th February 2024 and I do not wish to raise any objections to the proposals."

Marketing and Tourism

By letter dated 20th June 2024 stated the following:

"A pre-application was considered by the Committee for Economic Development on the 12th of January 2023, at which time the committee raised concerns in principle to the pre-application enquiry for Change of Use of part of the Driftwood Inn hotel (Use class 7) to seven flats (Use class 2). Based upon the precedent it set (& concerns that a further application to convert the remainder of this hotel, or other premises, to flats could be made), and it not being within policy for change of use and for these reasons the Committee for Economic Development indicated to the Planning Department that they were unlikely to support an application for change of use."

The Driftwood Inn has attained a 4-star rating since 2022, having previously been awarded a 3 star since 2017 and is therefore currently offering a high standard of visitor accommodation."

The Committee do not support the application for a change of use of part of the hotel and considers that it is technically feasible to refurbish the rooms concerned in this application to meet visitor standards and to increase visitor beds to previous levels."

Following receipt of further information Marketing and Tourism were reconsulted and by letter dated 26th November 2024 stated the following:

"Considering the additional financial information provided, and the Forward Planning advice, the Committee support the application for a change of use of part of the hotel supported by a Planning Covenant to ensure that the upgrade and refurbishment of the remaining hotel is completed prior to the occupation of any of the newly created dwellings in order to support the retention and provision of superior visitor accommodation."

Summary of Issues:

Principle of the development and impact on visitor accommodation;
Amenity of the proposed housing units
Impact on neighbouring amenity;
Impact on the surrounding area;

Car parking, access and highway safety issues.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

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

Principle of the development and impact on visitor accommodation

The first consideration is whether the proposal amounts to a loss of a visitor accommodation establishment. Paragraph 17.7.9 of the IDP (which forms the preceding text to policy OC8) states that *"in order ensure that the Island retains a sufficient level of accommodation to support the visitor economy, meet forecast demand and ensure a range of types of accommodation, there will be a need to resist the further loss of visitor accommodation establishments other than in exceptional circumstances or where operation of an establishment is not financially viable."* In relation to loss the policy is referring to the change of use of visitor accommodation establishments as a whole - not units, rooms or parts of an establishment.

The information submitted in support of the application confirms that as proposed, 80.7% of the site will remain in visitor accommodation/restaurant and pub use, with a reduction in the hotel floorspace from 1,756m² to 996m² (a 43.3% loss). Although the number of bedrooms will reduce from 22 to 15 (a 31.8% loss), the number of bed spaces would remain at 30 as per the current boarding permit. In this context, the proposal can be reasonably considered as a refurbishment / alteration to the existing visitor accommodation establishment, which does not amount to a change of overall use, and the proposal therefore falls to be considered under Policy OC8(A) rather than Policy OC8(C).

Paragraph 17.7.7 (which forms the preceding text to policy OC8) states that *"The refurbishment, extension, alteration, upgrading, and in some cases the redevelopment, of visitor accommodation will continue to be necessary to enable appropriate standards to be maintained and to provide new facilities, but there will also be a need for innovation and flexibility in meeting new market expectations and opportunities. The Authority will generally support proposals to enhance the quality and marketability of existing visitor accommodation and to change the type of accommodation (i.e. between hotel, guest accommodation, self-catering and similar visitor accommodation), where they accord with all relevant policies of the Island Development Plan, to allow flexibility for businesses"*.

This text generally supports proposals to enhance the quality and marketability of existing visitor accommodation, however, this is not a requirement of the policy. The

applicant as part of the application states *“we are seeking to revert back to the previous hotel size for modern day purposes and demand”* and *“we seek to improve the original building to 5 star status from the proceeds of the development (currently at 4 star level) as it suits a year round business plan supporting permanent staff and Winter hotel rooms to sustain a high level and contemporary 5 star restaurant with rooms concept”*.

To ensure that the proposal is a redevelopment of visitor accommodation and the capital released through the proposed residential development is reinvested into the hotel, the applicant has agreed, if necessary, to enter into a Covenant, to ensure that the works to improve the existing hotel as proposed are complete and a boarding permit issued prior to the occupation of any of the proposed flats. Wording to form a potential Planning Covenant has been suggested by the applicant’s agent to this effect, however any planning covenant would be the subject of legal drafting.

In relation to Policy OC8(A) criterion (a), the facilities provided for the hotel would remain broadly the same and as the number of bed spaces would also remain the same, there is not an issue in relation to the proportionality of facilities in relation to the amount of visitor accommodation. The proposal therefore satisfies policy OC8(A) in this respect.

Policy OC1 supports proposals for the creation of new dwellings where this is achieved through the subdivision of an existing dwelling or the conversion of an existing redundant building. Proposals for the conversion of redundant buildings to dwellings will be considered under Policies GP16(A): Conversion of Redundant Buildings and GP16(B): Conversion of Redundant Buildings - Demolition and Redevelopment.

Paragraph 19.17.4 which forms the preceding text to Policy GP16 states that *“For an existing building to be converted to another use, the building must no longer be useful or reasonably capable of being used for its current or last known purpose and the proposal must represent an appropriate use of the building”*. Criterion A of policy GP16(A) requires the applicant to demonstrate *“that the building is no longer required or capable of being used for its current or last known purpose”*. The applicant contends that the part of the building to be converted to flats, the 1981 extension, is no longer required / is no longer useful.

In this case, the part of the building to be converted could be considered redundant if it no longer supports a profitable business, and that in order to have a profitable business going forward investment is needed in the remaining accommodation funded via the sale of the flats. The applicant contends that *“the current hotel is slowly becoming less viable where costs are overtaking profit and a more viable solution is to create a proper fit for purpose hotel under current market demand and forces.”* The supporting information also confirms that whilst in good clean order, significant investment to retain a 4 star or any other suitable grading would be required, however as a result of the proposal the boarding permit for the level of patrons would remain the same, but by enabling the hotel to be improved to a

better standard and 5 star rating would increase the attractiveness and occupancy rates of the hotel in the future. The applicant has submitted both financial evidence and a structural report to substantiate this claim. It is clear from the figures provided within the financial statements that the costs of the refurbishment cannot be supported by the hotel's income. The structural report concludes that the part of the building to be converted is sound and substantial and is capable of conversion without extensive alteration or rebuilding. In this case given the need to satisfy the requirements of redundancy under policy GP16(A) it would be reasonable to ensure that a Planning Covenant is entered into to ensure the works to the hotel are complete and a boarding permit issued prior to occupation of any of the flats. Considering the above and subject to the Planning Covenant the proposal satisfies criteria (a) to (c) of Policy GP16(A).

There are not protected buildings near to the site, the external alterations proposed are limited, and no extensions are proposed to the building. The proposal complies with criteria (d) to (g) of Policy GP16(A). The impact on the amenities of neighbouring properties (criterion (h)) is assessed in detail further within this report.

The external alterations proposed to the visitor accommodation are limited comprising alterations to the fenestration and are in keeping with the character of the area, would not harm the amenities of any neighbouring properties or the amenities of the proposed residential units.

Considering the above the scheme complies with Policies OC8(A), OC1 and GP16(A) and the principle of the development is acceptable.

Amenity of the proposed housing units

The health and well-being of the occupiers of the development requires consideration as set out in part (d) of Policy GP8 and explained in more detail in Annex I (Amenities). The objective to build at high densities is to be balanced, but not override, the need to create acceptable living environments. Although there are no rigid standards for amenity provision, the factors to be considered include internal space provision, privacy, aspect/outlook, access to external open space and daylight/sunlight.

The proposed flats all exceed the Guernsey Technical Standards minimum internal space standards and they exceed the best practice minimum internal space standards which are published on the Authority's website. The flats would all have adequate daylight and sunlight and a high level/quality of outlook from windows serving habitable rooms such as lounges and bedrooms, allowing for a good standard of accommodation. Amenity space in the form of external garden areas have been provided for flats 2, 3 and 4. Flats 1 and 7 both have covered balcony areas providing an element of private amenity space. Although flats 5 and 6 do not have allocated amenity space or balconies, situated opposite Perelle Bay and the coast and the amenity space that these offer, the lack of private amenity space would not be sufficient to warrant refusal of permission. However, to protect residential amenity

and to improve the amenity spaces for units 3 and 4 it is recommended that a condition is included for a hedge or similar to be planted either side of the pathway to the fire escape.

With regards to accessibility and the adaptability of the flats, level access points are provided through each of the entrances into the building. Once within the building a lift and lobby area has been provided to provide access from the ground to first floor. The layout of the flats will incorporate Lifetime Homes principles including a level threshold to the entrance doors, adequate widths of entrance doors and suitable internal configurations. The information submitted is sufficient to demonstrate that the development provides adequate accessibility and offers flexible and adaptable accommodation, in accordance with Policy GP8.

In summary, and subject to the suggested condition the proposal overall, would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

Impact on neighbouring amenity;

Policy GP8 requires *inter alia* that proposals for new development will be expected to consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space.

Neighbouring residential properties are situated to the northeast, east and south of the proposed residential flats. The property to the northeast is situated circa 16m distance from the windows that will serve flat 5. At this distance and given the existing boundary screening in this direction the proposal would not cause any undue harm.

To the south the balcony area proposed for unit 7 will face towards what appears to be a shared communal area for Perelle Cottages. However, the balcony would be circa 15m distance and again at this distance would not cause any undue harm with regards to overlooking.

The comments from the representor have been noted and it is recommended that an informative be attached to any permission to request that any car parking lighting proposed is directed towards the car parking area and not towards neighbouring residential properties.

The application is considered to comply with the aims of Policy GP8 as it relates to neighbouring amenity.

Car parking access and highway safety issues

There are no set standards for car parking for sites situated Outside of the Centres however the provision of 1 space per dwelling with the addition of a visitor space

and disabled space is acceptable in this location. The remaining spaces on site will be reserved for the hotel use. Given the location of the site close to a main bus route and within walking distance of a local shop, butchers and other amenities, the loss of the 9 spaces from the hotel and their reallocation to the residential use as proposed would not cause any parking or highway concerns.

The existing access point onto Route de la Perelle will remain unaltered, which is of sufficient width and has sufficient visibility splays in both directions to support both the hotel and residential uses as proposed. The car parking arrangements and turning points within the site will allow for vehicles to access and leave the site forward facing.

A dedicated space has been allocated for bicycle parking for the proposed residential units which is sufficient to provide covered bicycle parking. However, an image on drawing ref: 2215/07 suggests that this will be in the form of bicycle cabinets which for the type of development proposed would not be suitable and would not comply with Planning Advice Note AN11: Bicycle Parking, published by the Authority. Should planning permission be granted it is recommended that a condition is included for full details of suitable covered bicycle parking to be provided.

Considering the above the scheme presents no significant road safety or traffic management concerns and complies with policies IP6 and IP7.

Other matters

Housing types

The IDP requires a mix of housing types where possible. Current evidence regarding private market housing states a requirement to 2027 to provide a total of 844 additional units of which 7.3% need to be 1 bedroom, 85% need to be 2 bedrooms, 6.2% need to be 3 bedrooms, and 1.5% four bedroom, with no requirements for 5 and 5+ bedrooms.

The proposal would provide 1 x 1 bedroom unit and 6 x 2 bedroom units which meets the current housing needs.

Flooding

Although the building is located within close proximity of the coast, it is not within a 1 in 250 year event (or less). Irrespective, the applicant's agent has confirmed that the following design precautions will be applied to the scheme:

- All existing and raised internal floor areas will be retained;
- A SUDs surface water drainage will be introduced in all appropriate locations;
- Retain/plant absorbent planted areas;
- Water catchment from the main roof will be introduced for garden amenity irrigation;
- Non-drip tap systems and dual flush systems will be installed;

- Installation of an automated or hand installed flip-up flood barrier system along the main entrance;
- Flood door installation on all ground floor doors;

Sustainable Development

Information has been submitted which seeks to address the requirements of Policy GP9. This includes confirmation that the scheme has been designed to consider matters of energy efficiency and the current Building Regulations in accordance with Policy GP9 (Sustainable Development). Furthermore, 5 electric vehicle car charging points will be provided, installed centrally between car parking spaces so that they can be shared between the spaces. It is considered that sufficient information has been provided to satisfy Policy GP9.

Strategy for nature considerations

The proposal includes areas of new planting to delineate the amenity areas for the residential units and to separate and to provide an element of landscaping between the car parking area and the amenity areas. As part of the scheme no details of the types of planting proposed or the planting densities has been provided. To ensure that native species are used and the planting enhances biodiversity in accordance with the Strategy for Nature, a condition should be included on any permission for full details of all planting.

Conclusion

At paragraph 8.2.3 within the agent's covering letter, dated 31st January 2023, the applicant's agent has agreed to enter into a Planning Covenant, to ensure that the capital released through the proposed residential development is reinvested into the hotel, and the proposed works to redevelop the existing hotel are complete and a boarding permit issued prior to the occupation of any the proposed flats.

The planning covenant was signed by the parties on 05th June 2025. With this addition, it is therefore, for the reasons above, concluded that the current proposal satisfies the relevant planning policies as noted above. The application is therefore recommended for approval subject to conditions.

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; the effect of the proposed which the site could be put without further planning permission; 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 not impact on any Protected Buildings, trees, monuments or on any SSS's.

Date: 05/06/2025

