

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 section of building (ground floor, first floor and second floor) to 3 residential flats/bedsits (Residential Use Class 2). Alterations to fenestration to north (front) elevation and internal alterations (Protected Building).

LOCATION: Esperance, The Grange, St. Peter Port.

APPLICANT: Mr J Doble

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: 12/11/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/09/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture: 3191-SK-01(2)B & 02(2)C.

Application Ref: FULL/2024/1604

Property Ref: A306550000

Conditions and reasons:-

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

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

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

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

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

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

4.The new ground floor window to the north elevation shall match the existing ground floor north elevation windows in terms of size, material, design, pattern, means of opening, colour, the section of the glazing bars and frame and the depth of reveal.

Reason - To make sure that the works are carried out in a way which retains the character of the existing building in order to preserve the special quality and appearance of this Protected Building and to conserve the character and appearance of the Conservation Area.

5.No part of the development hereby permitted shall be occupied until the agreed cycle parking has been fully implemented. The provision for cycles shall thereafter be retained in perpetuity.

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

Expiry Date: This permission will cease to have effect on 12/11/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the

development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning

Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2024/1604
Property Ref: A306550000
Valid date: 20/09/2024
Location: Esperance The Grange St. Peter Port Guernsey GY1 1RH
Proposal: Change of use of section of building (ground floor, first floor and second floor) to 3 residential flats/bedsits (Residential Use Class 2). Alterations to fenestration to north (front) elevation and internal alterations (Protected Building).

Applicant: Mr J Doble

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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

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

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

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

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

4. The new ground floor window to the north elevation shall match the existing ground floor north elevation windows in terms of size, material, design, pattern, means of opening, colour, the section of the glazing bars and frame and the depth of reveal.

Reason - To make sure that the works are carried out in a way which retains the character of the existing building in order to preserve the special quality and appearance of this Protected Building and to conserve the character and appearance of the Conservation Area.

5. No part of the development hereby permitted shall be occupied until the agreed cycle parking has been fully implemented. The provision for cycles shall thereafter be retained in perpetuity.

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

OFFICER'S REPORT

Brief Description of the site:

Planning permission is requested to change the use of a section of the building (ground floor, first floor and second floor) from offices associated with the former Queen's Road Medical Centre to 3, one-bedroom residential flats/bedsits (Residential Use Class 2). The works involve installing a timber door and replacing a door with a window to the front (north) elevation and internal alterations.

The site comprises of part of the former Queen's Road Medical Centre and involves a traditional 3 storey building fronting onto La Grange to the north and is located within the St Peter Port Main Centre Inner Boundary and Conservation Area. The whole building is a protected building.

Relevant History:

20/08/2024 – FULL/2024/0919 – Permission granted to demolish extension, raise/alter roof form, install cladding, external steps, ramp and alterations to fenestration to extensions to south of building and internal alterations. (Protected Building).

14/08/2023 – FULL/2023/1061 – Permission granted to install replacement roof coverings and remedial works to chimneys, parapets and windows (Protected Building).

Existing Use(s):

Offices associated with former medical centre – Public amenity use class 18

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

Policy MC2: Housing in Main Centres and Main Centre Outer Areas
Policy MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas
Policy GP4: Conservation Areas
Policy GP5: Protected Buildings
Policy GP8: Design
Policy GP9: Sustainable Development
Policy IP6: Transport Infrastructure and Support Facilities
Policy IP7: Private and Communal Car Parking

Conclusion/Brief comment:

Policy MC3 supports the loss of existing social and community facilities where the existing facility can be adequately replaced on an appropriate site within the Main Centre, and the proposal will have no significant detrimental impact on the vitality of a Main Centre.

The existing medical centre has relocated to another site within the Main Centre. As a result, the existing medical centre will be adequately replaced on an appropriate site within the Main Centre. In addition, the majority of the site will be retained in social and community use and is currently intended to be converted into a children's day nursery. Together with the proposal to create 3 additional residential units, the proposed use of the site would have no adverse effects on the vitality of the Main Centre, in accordance with Policy MC3.

As set out in Policy MC2, the majority of the Island's housing supply is to be provided within and around the Main Centres and Policy MC2 supports the development of the site for housing where it accords with all other relevant policies of the Island Development Plan and where able to, the site provides an appropriate mix and type of dwellings. Taking into account that the development involves the conversion of a protected building, the character of the surrounding area and its central town location, the proposal to create 3, one-bedroom units including a bedsit, would

provide an appropriate mix and type of dwellings whilst making an effective and efficient use of land.

The proposal involves minor external and internal alterations including the replacement of 2 windows/doors on the north elevation and the removal of internal partitions. Provided that the replacement window is constructed in timber to match the design of the existing windows (this can be dealt with by condition), the replacement window and door would achieve an appropriate standard of design. The proposed works as a whole would have no adverse effects on the special interest of the protected building. The minor alterations to fenestration together with the change of use of this section of the building to a residential use would conserve the character and appearance of the Conservation Area.

The proposed bedsit and flats substantially exceeds the Guernsey Technical Standards minimum internal space standards. The 1st and 2nd floor flats would also meet the best practice minimum internal space standards which are published on the Authority's website for a 1-person dwelling.

The ground floor bedsit is single aspect with north facing windows and therefore the potential to receive sunlight will be poor although the bedsit is likely to receive adequate daylight. The 1st and 2nd floor flats are dual aspect and will receive adequate sunlight and daylight. The level of privacy of the ground floor bedsit will be partially affected by the communal use of the frontage although the guarding around the access steps to the basement flat will provide a degree of protection. The privacy for the 1st and 2nd floor flats will be adequate.

All of the units will have an outlook over the street. No private or communal open space is provided on-site but it is acknowledged that there is communal and public open space within a reasonable walking distance.

The application site is within the St Peter Port Main Centre and involves the conversion of a protected building. It is not therefore expected that the levels of amenity would be as high as for other dwellings in less developed areas or for new build developments. A residential development of this nature would not be expected to achieve high standards against all the amenity considerations. Despite the deficiencies of the proposed residential units, particularly the ground floor bedsit, on balance, the proposal would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

By virtue of the orientation of windows and/or distance to private amenity spaces, the conversion of the building to residential units is unlikely to have a material adverse effect on the amenities of neighbouring residents.

One on-site car parking space is indicated within the frontage of the building, to be accessed via an existing gateway, and the proposed development could result in an increase in demand on existing on-street parking. The scheme includes provision for bicycle storage for the residential units and considering the nature of the

development and their proximity to the services and amenities of St Peter Port (within walking distance), in this case the provision of additional on-site parking is not required. The proposal is unlikely to have a significant impact on road safety and traffic management and the proposal accords with the Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance and Policies IP6 and IP7.

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

It is recommended that the application is approved.

Recommendation:

Grant with Conditions



Date: 12/11/2024