

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: Erect single storey extension to north (rear) elevation of main building and erect single storey extension to north (rear) of outbuilding.
Demolish section of roadside wall to widen vehicle access.

LOCATION: Aimee House, Rohais, St. Peter Port.

APPLICANT: Commercial Services Ltd

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: 29/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 08/11/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: MAT Ltd: 24-311-04C, 05B,

Application Ref: FULL/2024/1831

Property Ref: A207100000

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. Within four weeks of the enlarged access being brought into use, the end of the enlarged opening shall be finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 28/07/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

New housing standards legislation, which will include the licensing of houses in multiple occupation came into effect on 1st July 2025. This means that all rented properties must meet the minimum standards required, which includes the provision of heating for each habitable room which can be controlled by the occupant. The licensing of houses in multiple occupation is anticipated to commence in the next few months and the comments provided by Environmental Health in the consideration of this application should enable the applicant to comply. Please see www.gov.gg/housingstandards for further information.

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/2024/1831
Property Ref: A207100000
Valid date: 08/11/2024
Location: Aimee House Rohais St. Peter Port Guernsey GY1 1YL
Proposal: Erect single storey extension to north (rear) elevation of main building and erect single storey extension to north (rear) of outbuilding. Demolish section of roadside wall to widen vehicle access.

Applicant: Commercial Services Ltd

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. Within four weeks of the enlarged access being brought into use, the end of the enlarged opening shall be finished off using materials and a method of construction which match the remainder of the wall.

Reason - To secure the satisfactory appearance of the completed development.

INFORMATIVES

New housing standards legislation, which will include the licensing of houses in multiple occupation came into effect on 1st July 2025. This means that all rented properties must meet the minimum standards required, which includes the provision of heating for each habitable room which can be controlled by the occupant. The licensing of houses in multiple occupation is anticipated to commence in the next few months and the comments provided by Environmental Health in the consideration of this applicaiton should enable the applicant to comply. Please see www.gov.gg/housingstandards for further information.

OFFICER'S REPORT

Site Description

The application site comprises a terraced type property situated to the north of Rohais. Surrounding the site the area comprises residential properties of mixed building types and design.

The site is situated within a Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

The application has been the subject of pre-application advice.

Existing Use(s):

Residential Use Class 6

Consultation Responses:

The Office of Environmental Health and Pollution Regulation

I have reviewed the proposed plans for additional HMO rooms which were received on 20th December 2024. There is insufficient information provided to comment on this application, primarily in relation to the space and facilities that will be provided to the residents for bathing, cooking and eating and the size of the bedrooms. So that I may provide a detailed response I should be grateful if the applicant could provide details of the following;

- *Maximum number of occupants in each sleeping room (double or single occupancy)*
- *Total number of occupants in the dwelling (maximum)*
- *The number of shared showers and toilets*
- *The number of ovens, cooking rings, sinks and amount of workspace in the kitchens*
- *Ventilation to bedroom 4, as it is not clear whether the window opens to the outside or into another room.*
- *Whether any occupants will need to go outside to access shared facilities in another part of the dwelling.*

I should like to draw the applicants attention to

<https://www.gov.gg/housingstandards> which details the current minimum standards for rental accommodation. It should be noted that the States of Guernsey passed the Housing (Standards and Regulation) (Enabling Provisions) Law in 2021. The purpose of this law is to enable the drafting of legislation which will improve rental property housing standards, including houses in multiple occupation. The applicant is advised to consider the applications in relation to future legal requirements.

On submission of the additional information, Environmental Health were consulted again and advised that the proposal would fail to meet the minimum standards of the new housing standards legislation which is expected to commence later in 2025.

Revised Plans-

The chalet located to the rear of the property is separated from the main building, therefore the essential facilities within the chalet must be sufficient for the total number of chalet occupants, indicated as 6 in total. Bathing, cooking and food preparation facilities of one per five occupants is the minimum ratio acceptable; to comply I recommend a shower unit is provided within the largest bedroom. To provide sufficient cooking and food preparation facilities within the limited space I recommend a 1.5 bowl sink is provided and either a combined microwave/convection oven or a double cavity oven installed.

A wash hand basin is needed in the shower room to bedsit 1.

The basement area has two shower areas. I am aware that one of these shower areas currently comprises a toilet, wash hand basin and shower and I advise that this is retained to provide sufficient toilet facilities for the main house.

I would be grateful if these issues are considered during the determination of this application.

New housing standards legislation, which will include the licensing of houses in multiple occupation came into effect on 1st July 2025. This means that all rented properties must meet the minimum standards required, which includes the provision of heating for each habitable room which can be controlled by the occupant. The licensing of houses in multiple occupation is anticipated to commence in the next few

months and my comments should enable the applicant to comply www.gov.qg/housingstandards .

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:

GP8: Design

GP9: Sustainable Development

GP13: Householder Development

IP7: Private and Communal Car Parking

Conclusion/Brief comment:

Planning permission is sought to erect a single storey extension to the rear (north) of the existing building to form a new bedsit, and a single storey extension to the rear (north) of the outbuilding to form two new bedrooms. The application also includes widening the access by 1m by removing a section of low wall along the front boundary with the Rohais.

The application was deferred for additional information and to be revised as a result of significant concerns raised by Environmental Health and Building Control/Fire Service. Although these concerns were not material planning considerations, the need to regularise these issues at the planning stage was recognised by the applicant/agent. The application was also deferred due to officer concerns regarding overlooking between the two new rear bedrooms which has been revised by repositioning a window to the north (rear) elevation.

The building is classed as a premises in multiple occupation falling within Use Class 6 of the Land Planning and Development (Use Classes) Ordinance, 2017. The gateway policy for the application is therefore Policy GP13 (Householder Development) of the Island Development Plan.

The proposed extension to the outbuilding will extend closer to the site's northern boundary, but is an appropriate scale, height, mass and form to prevent significant harm to neighbour amenity. The single storey design and materials to be used will be in-keeping with the existing building, and as it is situated to the rear of the property, it will not negatively impact on the character or appearance of the surrounding area.

Two windows are proposed facing towards the garden area of the neighbouring property to the east and west, given the single storey nature of the proposal and that only the rear most part of the garden area will have the potential to be overlooked, it

is not considered that any harm to residential amenity as a result of the proposal would not be so significant to warrant the refusal of planning permission.

The extension to the building allows for the existing single room to become a bedsit with self-contained facilities (Bedsit 2). Internal alterations are shown to create a second bedsit (Bedsit 1) from bedrooms 11 and 12. The extension is unlikely to have any significant neighbour impacts as it is single storey with a flat roof design. The window provision unfortunately results in overlooking between the two bedsits, however this relationship existed previously between the windows of Bedroom 12 and 13 and the internal space for each bedroom, now bedsit, is greatly improved.

Off road car parking is provided to the front of the property with sufficient space to accommodate at least 4 cars. The application proposes the removal of a 1m section of low boundary wall to enlarge the access to 5.7m wide. Some of the front wall is retained, and so this is considered acceptable in relation to the streetscene and character of the area.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

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.

Recommendation:

Grant with Conditions



Date: 25/07/2025

