

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 from offices to two flats (Use Class 2), erect extension and associated works.

LOCATION: PF+A Offices, Guelles Lane, St. Peter Port.

APPLICANT: Guelles Court Holdings 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: 23/01/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/12/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7768-02 B1A, B2A, B3,

Application Ref: FULL/2024/1858

Property Ref: A10208D000

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 the first occupation of either of the flats hereby approved, the covered bicycle store/parking and covered bin stores shall have been built in accordance with and in the positions shown on the approved plans. These areas shall be retained as such thereafter.

Reason - This condition is imposed to make sure that the cycle storage is appropriately sited so as not have any adverse impact on the character of the area and to offer occupiers of the dwelling the opportunity to travel by alternative modes of transport and to ensure that appropriate bin storage facilities are suitable located and provided.

5.(a) Full details of a native hedge(s) to be planted in the positions shown on drawing Ref: 7768-02 B2 A (to separate the amenity area for the ground floor flat from the entrance pathway to the first floor flat) 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 criterion (a) of this condition prior to the first occupation of the ground floor flat, 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 area is provided in the interests of residential amenity and to ensure that appropriate planting is achieved in the interests of biodiversity.

Expiry Date: This permission will cease to have effect on 23/01/2028 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/2024/1858
Property Ref: A10208D000
Valid date: 16/12/2024
Location: PF+A Offices Guelles Lane St. Peter Port Guernsey GY1 2DD
Proposal: Change of use from offices to two flats (Use Class 2), erect extension and associated works.

Applicant: Guelles Court Holdings 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. Prior to the first occupation of either of the flats hereby approved, the covered bicycle store/parking and covered bin stores shall have been built in accordance with and in the positions shown on the approved plans. These areas shall be retained as such thereafter.

Reason - This condition is imposed to make sure that the cycle storage is appropriately sited so as not have any adverse impact on the character of the area and to offer occupiers of the dwelling the opportunity to travel by alternative modes of transport and to ensure that appropriate bin storage facilities are suitable located and provided.

5. (a) Full details of a native hedge(s) to be planted in the positions shown on drawing Ref: 7768-02 B2 A (to separate the amenity area for the ground floor flat from the entrance pathway to the first floor flat) 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 criterion (a) of this condition prior to the first occupation of the ground floor flat, 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 area is provided in the interests of residential amenity and to ensure that appropriate planting is achieved in the interests of biodiversity.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a semi-detached property situated to the north of Guelles Lane. The property the subject of this application currently comprises an office used by a local architect firm. The site has a vehicle access point onto Guelles Lane in the southwest corner, with off street parking fronting and to the west of the building. Four parking spaces adjacent to the south boundary are owned and used in association with the attached flats to the east, reflecting a historic arrangement, and fall outside of the application site boundary.

Surrounding the site the property is attached to a residential property to the east, with residential properties also to the south and west, with industrial buildings to the north and east.

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

Relevant History:

FULL/2015/1889	Installation of solar modules on east/west roof planes	Granted 11/09/2015
FULL/2014/1089	Install and alter windows and doors, install stainless steel canopy over front door and raised planters in front car park.	Granted 28/05/2014

Existing Use(s):

Office

Assessment: *(Tick as appropriate)*

no representation
accords with policy
within curtilage
design acceptable

✓
✓
✓
✓

visual amenity acceptable
no material neighbour impact
traffic not affected

✓
✓
✓

Policies considered most relevant:

MC2: Housing in Main Centres and Main Centre Outer Areas

MC4(B): Office Development in Main Centre Outer Areas

GP8: Design

GP9: Sustainable Development

IP6: Transport Infrastructure and Support Facilities

IP7: Private and Communal Car Parking

Conclusion/Brief comment:

Policy MC4(B) supports proposals for the change of use or redevelopment of office accommodation to other uses where the office floorspace is less than 250m². In this instance the total floorspace of the office amounts to 174m² and the loss of this floorspace to an alternative use is therefore acceptable in principle.

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.

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 intends to convert the

building to provide 2 x two bedroom flats. This meets the current housing needs and although a mix of types of accommodation on this site would be preferred, in this instance due to the nature of the site and that it involves the conversion of an existing building, the mixture and type of housing that can be provided is restricted. Furthermore, the units as proposed make the most effective and efficient use of the site in accordance with planning policy. On balance therefore it would seem unreasonable in this instance to request a varied mix and type of units and provided that the development accords with other relevant policies of the Island Development Plan, the principle of the proposed residential development at this site is acceptable.

The proposal involves a small extension to the building to create a covered stairwell to provide access to the upper floor, alterations to the fenestration and the installation of external insulation are also proposed. The extension is limited in terms of its overall scale, bulk and massing and would not negatively impact on the character or appearance of the surrounding area. Given the position of the property in relation to the neighbouring properties that surround, the extension, the alterations to the fenestration and the change of use of the building to create habitable accommodation, would not impact on the amenity afforded to the occupiers.

The proposed units substantially exceed the Guernsey Technical Standards minimum internal space standards and the best practice minimum internal space standards which are published on the Authority's website. The units are both dual aspect and would receive adequate sunlight and daylight. Levels of privacy would be similar to neighbouring properties and would be adequate given its central town location and the character of built development in the area. An area of amenity space in the form of a garden area immediately to the west of the building is proposed for unit 1 but no amenity space is provided for unit 2. However, it is acknowledged that there is communal open space within a reasonable walking distance. Overall given its central town location, the proposal would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

Four on-site car parking spaces are shown to be provided to the south of the site with covered bicycle parking (sufficient for 4 bicycles) to the north. The parking provision and bicycle parking as proposed satisfies the maximum Parking Standards, and the proposal is therefore unlikely to have any significant adverse effects on road safety and traffic management.

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. Furthermore the flats will benefit from the use of solar panels already attached to the roof of the premises in accordance with sustainable design principles and Policy GP9.

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.

For the reasons contained within this report, the proposal satisfies the relevant provisions of the IDP and it is recommended that planning permission be granted subject to conditions.

Recommendation:

Grant with Conditions



Date: 22/01/2025

