

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: Variations to plans previously approved to Convert Industrial building into 10 flats (residential use class 2) with associated parking, external alterations and landscaping. (Revised Plans) - Alter roof form to west elevation, omit entrance, install canopy, alter staircase and roadside railing to north elevation, retain external store, alter rooflights and fenestration.

LOCATION: Valnord Warehouse, Valnord Road, St. Peter Port.

APPLICANT: Ravenscroft Construction 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: 15/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton: 2248/03.01, .02, .03, .04, .05, .06, .07 & .08.

Application Ref: FULL/2025/0408

Property Ref: A305760000

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 permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 12/04/2022, issued under planning application reference FULL/2021/2271, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 14/05/2028 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/2025/0408
Property Ref: A305760000
Valid date: 10/03/2025
Location: Valnord Warehouse Valnord Road St. Peter Port Guernsey
Proposal: Variations to plans previously approved to Convert Industrial building into 10 flats (residential use class 2) with associated parking, external alterations and landscaping. (Revised Plans) - Alter roof form to west elevation, omit entrance, install canopy, alter staircase and roadside railing to north elevation, retain external store, alter rooflights and fenestration.

Applicant: Ravenscroft Construction 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. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 12/04/2022, issued under planning application reference FULL/2021/2271, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises Valnord Warehouse, a large detached granite building situated at the junction of Valnord Road and Valnord Hill. The property is currently being converted into residential flats subject to planning permission ref: FULL/2021/2271.

Surrounding the site the area comprises residential properties to the north, east, south and southwest, with open land to the west. The site is situated within a Main Centre Inner Boundary, and a Conservation Area as designated in the Island Development Plan.

Relevant History:

FULL/2021/2271	Convert Industrial building into 10 flats (residential use class 2) with associated parking, external alterations and landscaping. (Revised Plans).	Granted 12/04/2022
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Existing Use(s):

Storage and distribution

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:

Island Development Plan Policies:

- MC2: Housing in Main Centres and Main Centres Outer Areas;

- MC5(C): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – Change of Use
- GP1: Landscape Character and Open Land
- GP4: Conservation Areas
- GP8: Design;
- GP9: Sustainable development;
- IP7: Private and communal parking
- IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Planning permission was granted to convert the existing building from storage and distribution use into 10 flats with associated parking, external alterations and landscaping (ref: FULL/2020/0361). Under the application the subject of this report, planning permission is sought for variations to the approved scheme which include:

- The relocation of the main entrance to the northwest corner of the building;
- Alteration to the canopy design over the main entrance;
- Alter the roof form to the extended section to the west elevation of the building from a mono-pitched roof to a flat roof;
- Alterations to the internal layouts of some of the flats;
- Alterations to fenestration;
- Retention and modification of existing railings to the roadside boundary;
- Relocate additional bicycle storage (originally at ground level) within the basement;

The variations proposed are in-keeping with the design of the approved scheme and would not cause a detriment to the visual character or appearance of the surrounding area. The variations would not negatively affect the amenities afforded to the occupiers of any neighbouring residential properties with regard to overshadowing or privacy, nor would they affect the amenities afforded to the occupiers of the units proposed.

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.

For the reasons contained within this report it is considered that the variations proposed are acceptable and accord with the above mentioned Policies of the Island Development Plan.

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.

Recommendation:

Grant with Conditions

Date: 13/05/2024



