

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 west section of building from Beauty Salon (Use Class 10) to extend existing Opticians (mixed/sui-generis use comprising Retail Use Class 10 and Health Use Class 18).

LOCATION: Louisa's Beauty Salon, Richmond Court, Rue De La Maladerie, St. Saviour.

APPLICANT: Guernsey Eyes Limited

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: 08/05/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Application Block Layout Plan, floor plan (existing and proposed) and annotated floor plan.

Application Ref: FULL/2025/0454

Property Ref: E006870000

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.

Expiry Date: This permission will cease to have effect on 07/05/2028 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/2025/0454
Property Ref: E006870000
Valid date: 25/03/2025
Location: Louisa's Beauty Salon Richmond Court Rue De La Maladerie
St. Saviour Guernsey GY7 9QT
Proposal: Change of use of west section of building from Beauty Salon
(Use Class 10) to extend existing Opticians (mixed/sui-generis
use comprising Retail Use Class 10 and Health Use Class 18).
Applicant: Guernsey Eyes Limited

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 - 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.

OFFICER'S REPORT

Brief Description of the site:

Richmond Court occupies a corner plot with a building with render finish and pitched roof. It comprises various different elements and uses, with a two-storey pitched roof element on the corner of Rue De La Maladerie and La Route Des Jenemies. This is subservient to the principal building situated more centrally on the site frontage and to the west of this is a single-storey pitched roof extension. It is this element of the building to which the application relates.

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

Relevant History:

Pre-application advice was sought in this case.

Existing Use(s):

10 Retail

18 Opticians

Other uses are present in other parts of the building

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:

OC2: Social and Community Facilities Outside of the Centres

OC4: Retail Outside of the Centres

GP8: Design

GP9: Sustainable Development

Conclusion/Brief comment:

The application as originally related to the change of use of an existing beauty salon (Retail Use Class 10) to enable the existing opticians (Public Amenity Use Class 18) to extend into the space. An opticians is considered to be a mixed/sui generis use and so the description of development has been amended accordingly.

The original submission did not include proposed floor plans only to indicate that the floor area of the existing opticians would almost double as a result of these proposals. Following the deferral of the application a proposed floor plan has been provided to show that the new space will offer a waiting area and a retail area to display glasses frames etc. along with a dispensing/admin space and second WC.

The premises has an existing general retail use and the proposed use for the opticians to extend is sui generis (mix of health care - Use Class 18 and retail- Use Class 10) and so a change of use is required and both Policies OC2 and OC4 are relevant in this case.

Policy OC2 allows for extensions and alteration to an existing social and community facility where it would not undermine the vitality of the Centres and where its scale would be appropriate to its setting.

Policy OC4 relates to retail Outside of the Centres and sets out that to extend/alter an existing retail premises may be supported where the proposal is of limited scheme so that the retail use may continue at its current level of operation.

The revised submission indicates that there is currently a single retail stand/display within the existing opticians and with two further display spaces proposed within the extended space. The change of use would not offer more test rooms as proposed serving the opticians. The change of use proposed would not undermine the vitality of any of the Centres and would be of limited scale for the purposes of Policy OC4.

The IDP sets out that all cases the development should not have unacceptable impacts on the visual appearance and amenity of the location. As a change of use of part of an existing building, with no external changes proposed, there would be no harm to the character and appearance of the locality in terms of the aims of Policies GP8 and also OC2 and OC4.

There are multiple parking spaces to the front of the site which would remain sufficient to serve the needs of the site.

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.

In view of the above it is recommended permission is granted.

Recommendation:

Grant with Conditions



Date: 02/05/2025

