

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 Demolish store, erect a 2.5 storey extension (east elevation) comprising a one bedroom apartment at ground floor level with two 1 bedroom apartments above (revised scheme) - Erect bin store (retrospective).

LOCATION: Maison de Carteret, Route des Carterets, Castel.

APPLICANT: Cobo Property 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: 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 02/04/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Direct Architectural Solutions Limited 1364-1405-D-01A, 02, 03

Application Ref: FULL/2025/0471

Property Ref: D01483B000+D01483A000

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 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.

3. 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 28/08/2020, issued under planning application reference FULL/2020/0711, 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/2025/0471
Property Ref: D01483B000+D01483A000
Valid date: 02/04/2025
Location: Maison de Carteret Route des Carterets Castel Guernsey
GY5 7UA
Proposal: Variations to plans previously approved to Demolish store,
erect a 2.5 storey extension (east elevation) comprising a one
bedroom apartment at ground floor level with two 1 bedroom
apartments above (revised scheme) - Erect bin store
(retrospective).
Applicant: Cobo Property Limited

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 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.

3. 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 28/08/2020, issued under planning application reference FULL/2020/0711, 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 a detached building situated to the south of Route De Carteret on a corner plot with Rue De Bouverie to the west and Clos De Carteret to the east. The building comprises three floors. The ground floor is currently being converted from retail into flats (subject to application ref: FULL/2022/0776) and flats already exists on the upper floors.

An extension to the building attached to the east elevation of the building to create 3 additional flats has been constructed (under application reference FULL/2020/0711).

Surrounding the site the area comprises residential properties with a health centre to the east.

The site is situated within Cobo Local Centre as designated in the Island Development Plan.

Relevant History:

FULL/2023/0703	Install replacement windows to north (front) and south (rear) elevation.	Granted 27/04/2023
FULL/2022/0776	Change of use of the existing retail and commercial office into three additional units of residential accommodation.	Granted 24/01/2023
FULL/2020/2557	Change of use from domestic garden to parking area associated with adjacent Maison De Carteret development, alterations to boundary treatment.	Withdrawn 01/04/2021
FULL/2020/0711	Demolish store, erect a 2.5 storey extension (east elevation) comprising a one bedroom apartment at ground floor level with two 1 bedroom apartments above (revised scheme).	Granted 28/08/2020

Existing Use(s):

Ground floor retail (currently being converted into residential flats)
Residential flats on the first and second floor.

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:

- LC2: Housing in Local Centres;
- LC5: Retail in Local Centres;
- GP8: Design;
- GP9: Sustainable Development;
- IP7: Private and Communal Parking;
- IP9: Highway Safety, Accessibility and Capacity.

Conclusion/Brief comment:

Planning permission was granted to demolish an existing store and to erect a 2.5 storey extension attached to the east elevation of the property comprising a one bedroom apartment at ground floor level with two 1 bedroom apartments above (Ref: FULL/2020/0711). Under this application retrospective planning permission is sought to vary the planning permission to erect an external bin store.

As part of application reference FULL/2022/0776 a condition was imposed for further details including the location of a suitable bin store to be used in associated with the three residential units permitted as part of that application. The bin store for which this application seeks permission to retain will be used by both the occupants of those units and the residential units over the 3 floors within the built extension and would therefore serve to address the condition attached to FULL/2022/0776, confirmation of which will be provided separately.

The bin store is attached to the north elevation of the recently constructed residential properties to the south of the application building and is appropriately located close to the residential units that it will serve. The design of the bin store with a lean to roof and double doors to each bay is in-keeping with the host building 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.

The bin store has been appropriately positioned so as not to impede access to the parking area to the rear of the site in the interests of highway safety.

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: 14/05/2025

