

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: Demolish existing canopy, convert and extend main building into 6 additional flats, raise roof ridge height and alter detached outbuilding to create a dwelling to the north of site and associated works.

LOCATION: Le Manoir Bancaire (former Lloyds Bank Building), La Grande Rue, St. Martin.

APPLICANT: Poppy Lea 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: 24/11/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Create Ltd - 1004-3-001A, 002, 003, 004, 005B, 006A, 007, 008B, 009, 010A, 011A, 012B, Sustainability Considerations (pg 16), Richard Loyd Arboricultural Report & Site waste Management Plans Report (Date stamped 29.07.25)

Application Ref: FULL/2025/1230

Property Ref: J003850000

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.No part of the development, hereby permitted, shall be occupied or used until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

5.(a) Construction work shall not commence until an acoustic scheme for protecting the residential units has been submitted to and approved in writing by the Authority.

(b) All works which form part of the approved scheme pursuant to criteria (a) above shall be completed in accordance with the approved details before any part of the residential units are occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines / achieve the internal ambient standard within BS8233:2014 to minimise noise in residential dwellings. Following approval and completion of the scheme, a competent person employed by the developer shall undertake a test to demonstrate that the attenuation measures proposed in the scheme meet the internal ambient noise standard within BS8233:2014 to protect the residential unit from noise, and the results of the test submitted to and approved by the Authority.

Reason - To protect the reasonable amenities of neighbouring residents.

6.If, during any development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the applicant has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

7.No part of the development, hereby permitted, shall be occupied until a landscape management plan, including management responsibilities and maintenance schedules for all landscape areas, has been submitted to and agreed in writing by the Authority. The agreed landscape management plan shall then be fully implemented.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to provide on-going biodiversity contributions in accordance with the Strategy for Nature.

8.The landscaping scheme shall be fully completed, in accordance with Drawing Number: 1004-3-003 and the recommendations within the Richard Lloyd Tree Report, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and in the interests of biodiversity.

9.No cladding to be used on the exterior of the building(s) shall be placed on the site until such time as a samples of the material in its finished form has been submitted to the Authority. Only the cladding material and any agreed finish agreed in writing by the Authority shall be used in carrying out the development.

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

10.The permeable paving and electric vehicle charging points shall not be installed until full details have been submitted to and agreed in writing by the Authority. None of the units hereby approved shall be occupied until the permeable paving and electric vehicle charging points, as set out in the Sustainability Consideration report have been installed/completed and made operational.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

11.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason - To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

12.(a) Notwithstanding the details shown on the approved plans, prior to the first occupation of any of the units hereby approved, full details of secure and covered bicycle storage (one cycle space for each unit) including its location on the site shall have been submitted to and approved in writing by the Authority.

(b) the bicycle storage shall have been installed on site in accordance with the details approved under (a) of this condition above and 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.

13.Prior to the first occupation of any of the units hereby approved the areas of the existing wall along the east boundary shown to be infilled on drawing ref: 1004-3-002 shall have been infilled using materials and method of construction to 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 23/11/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

With regard to condition 12 of this permission, please ensure that any cycle storage is both secure and covered and is designed in accordance with the advice contained within Planning Advice Note AN11 Bicycle Parking which is available on the Planning Website.

Consideration should be taken regarding the external areas next to means of escape windows. Thick shrubbery should be avoided and these areas should be kept clear wherever possible.

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/2025/1230
Property Ref: J003850000
Valid date: 18/08/2025
Location: Le Manoir Bancaire (former Lloyds Bank Building) La Grande Rue St. Martin Guernsey GY4 6LH
Proposal: Demolish existing canopy, convert and extend main building into 6 additional flats, raise roof ridge height and alter detached outbuilding to create a dwelling to the north of site and associated works.
Applicant: Poppy Lea 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.

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Reason - To protect the reasonable amenities of neighbouring residents.

6. If, during any development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the applicant has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.

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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.

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

INFORMATIVES

This permission is given under the Land Planning and Development (Guernsey) Law, 2005. This decision does not override or prejudice any legal rights or constraints which exist in relation to the application site.

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Consideration should be taken regarding the external areas next to means of escape windows. Thick shrubbery should be avoided and these areas should be kept clear wherever possible.

OFFICER'S REPORT

Site Description:

The application site comprises a detached traditional pre-1900 two storey building situated to the northeast of La Grande Rue. The basement, ground, part of the first floor and the attic of the main building is currently vacant and was previously used by Lloyds Bank as an office. The remainder of the building is occupied and is used for residential purpose. To the southeast of the main building is a vehicle access road providing access to a rear parking area. Surrounding the site the area comprises a mixture of uses, with retail to the north and northwest, and residential properties to the south, east and west.

The site is situated within St Martins Local Centre and Conservation Area as designated in the Island Development Plan.

Relevant History:

The application was the subject of pre-application discussions.

FULL/2023/0946	Change of use from Bank (Use Class 15) to Administration Offices (Financial and Professional Services, Use Class 16).	Approved
FULL/2023/0939	Change of use from Bank (Use Class 15) to Day Centre (Non-Residential Health/Welfare Service, Use Class 18).	Approved

Existing Use(s):

Office Use Class 15: Basement, ground floor, part of first floor and attic
Residential Use Class 2: Part of first floor

Brief Description of Development:

Planning permission is sought to demolish an existing canopy, to convert and extend the main building to create 6 flats, and to raise the roof ridge height and alter the detached outbuilding to create a dwelling to the north of the site.

The application was deferred during the course of consideration to satisfy comments raised by Building Control with regards to means of escape.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

Island Development Plan Policies

LC2: Housing in Local Centres

LC4(B): Offices, Industry and Storage and Distribution in Local Centres – Change of Use

GP1: Landscape Character and Open Land

GP4: Conservation Areas

GP5: Protected Buildings (setting)

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Representations:

Two emails have been received both objecting to the scheme. The grounds for objection are summarised as follows:

- There is only a few examples of Out of Town office and this office should stay as such;
- The area surrounding is not residential it has noise from cars accessing M&S and the shops;
- A new build three storey office with electric car charging points would be better suited;
- The application states that some of the boundaries are yet to be established. As the owner of an adjacent property I hope the concrete boundary markers that still exist will be taken into account when the boundary matters are assessed.

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 15th September 2025 stated the following:

I have reviewed the proposed plans to convert and extend the main building at the above site to create six additional flats and to alter an outbuilding to create a dwelling to the north of the site. There are a number of issues of concern that I must raise in regard to lighting, noise nuisance, and contaminated land.

Lighting

The application includes submitted correspondence with the police which refers to movement sensor controlled lighting and low light output nighttime lighting, however no details of external lighting have been included within the planning submission. I have concerns about the location of the lighting as suggested on the northern boundary and the impact that this may have on neighbour amenity. I would therefore recommend that the following condition is attached to any granted consent:

- *No development shall take place until details of external lighting have been submitted to and approved in writing by the Authority. The external lighting shall be installed in accordance with the approved details and thereby retained as such unless a variation is subsequently submitted to and approved in writing by Authority.*

Noise Nuisance

I note that section 6. Description of development and Impact Assessment of the Structural Engineer's Report refers to a new ventilation design for the main building.

Should this consist of mechanical ventilation equipment, I would expect to see this submitted as a separate planning application.

I also note that the design includes a kitchen in Apartment 8 situated above a bedroom in Apartment 5. I have concerns about the potential for noise transference to impact the amenity of occupants in the property below. I would therefore recommend the following condition is attached to any consent granted for this application:

- Construction work shall not commence until a scheme for protecting the residential units has been submitted and approved by the Authority. All works which form part of the scheme shall be completed in accordance with the approved details before any part of the residential units are occupied. The scheme shall have regard to the principles contained within the World Health Organisation community noise guidelines / achieve the internal ambient standard within BS8233:2014 to minimise noise in residential dwellings. Following approval and completion of the scheme, a competent person employed by the developer shall undertake a test to demonstrate that the attenuation measures proposed in the scheme meet the internal ambient noise standard within BS8233:2014 to protect the residential unit from noise, and the results of the test submitted to and approved by the Authority.*

It is not best practice to locate kitchens above bedrooms. Whilst the document published by the Building Research Establishment entitled Sound Control for Homes has outdated aspects, we would urge the applicant to have reference to the design elements of the document.

Contaminated Land

I have interrogated the States' Digimap system and records, which show that glasshouses were historically located on the land parcel. The location of the greenhouses are also detailed in the Planning and Design Statement submitted as part of the application.

It is not known whether any contaminated land surveys have been carried out historically as part of any previous development at the site which would assess any risks posed by historical heated glasshouse use. Without knowing this, there is the potential for land contamination to be present and I have concerns that there could be contamination of metals, hydrocarbons and pesticides from this historic use. Other sources of contamination could also be present.

I would advise that the applicant is made aware of this potential risk, and I recommend that the following condition is also attached to any granted permission:

- If, during any development, contamination not previously identified is found to be present at the site then no further development shall be carried out until the applicant has submitted to the Authority a method statement to identify, risk assess and address the unidentified contaminants, and obtained written agreement from the Authority for the works to continue. Any subsequent works shall be carried out only in accordance with the conclusions and recommendations contained in the agreed report.*

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

Summary of Issues:

The main issues, taking into account the policies set out above, in deciding this application are:

1. The principle of housing development on this site.
2. Design and impact of the development on the appearance and character of the surrounding Conservation Area.
3. The impact on the setting of protected buildings
4. The impact of the development on the amenity of people living in the area.
5. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
6. Road safety, traffic management and parking

Assessment against:

1 - Purposes of the law.

The objectives of the Law, as set out in Section 1(2), have been considered and this forms part of the assessment of policy issues set out in 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

The principle of housing development on this site.

Although the building has been vacant for some time, its previous use was as a bank (Office Use Class 15).

Policy LC4(B) of the IDP supports proposals for a change of use away from office use to alternative uses where it has been demonstrated that the building has been

actively and appropriately marketed for its current use unsuccessfully for 12 consecutive months.

Planning permission was granted at this site in 2023 (ref: FULL/2023/0939), to change the use of the premises from a bank (Use Class 15) to a day centre (Use Class 18). As part of that application evidence was submitted from a local estate agent confirming that despite being actively marketed by them for a 12-month period prior to the submission of that application, no interest had been shown to use the site for office purpose. The information was sufficient to demonstrate compliance with Policy LC4(B) and the principle of the loss of office floorspace at that time, and planning permission was granted.

As part of this application the same estate agent has confirmed that they have marketed the property since July 2022 and that it has been marketed in the public domain, and through all forms of media including: the marketing company website (both local and international), social media, the Guernsey Press and via the companies commercial property advert which is circulated to known agents. The information confirms that despite their being viewings, and whilst the car parking and location are considered to be good, the style of the building split over several floors and the mixture of residential and commercial uses makes it unattractive to specific occupiers. No substantive interest has therefore been shown to occupy the building for its current use and the information is sufficient to demonstrate compliance with Policy LC4(B) and the principle of the loss of office floorspace to an alternative use is supported.

As set out in Policy LC2, the Island Development Plan is required to provide limited opportunities for housing development in Local Centres to enable community growth and to reinforce them as sustainable centres but requires that the scale of such development does not undermine the aims and objectives for the Main Centres. The site is located within the St Martin Local Centre and is not identified as Important Open Land. As such Policy LC2 supports proposals for housing, where the scale is appropriate to the centre concerned; where able to accommodate a variety of dwellings the proposal provides an appropriate mix and type of dwellings; and the proposal accords with other relevant policies of the Island Development Plan.

The threshold for the scale of residential developments for when a Development Framework is required is currently set at 15, having been raised by the Development Planning Authority in May 2021 and again in January 2023. As a result a Development Framework is not required for the scale of development proposed.

With regards to the mix and type of dwellings proposed, current evidence regarding private market housing suggests a need for homes of mainly 1 and 2 bedrooms. The proposal comprises a total of 7 new residential units comprising a mixture of 3 x 2 bedroom flats and 4 x 1 bedroom flats which reflects current housing need and is considered to be appropriate, taking into account the confines of the site and that the proposal involves the conversion of an existing building. There is no current

requirement for the provision of affordable housing and there is no policy requirement for first time buyer properties.

The density of the development is higher than the majority of immediately neighbouring properties. However, this is a likely inevitable consequence of current housing need with a focus on mainly 1 and 2 bedrooms units. The provision of a higher density development from one building comprising of 6 residential units (in addition to the two that exist at present) and the additional unit to the rear is appropriate to maintain the character of the St Martin Local Centre and by bringing a building that has been redundant for circa 3 years into an active use would enhance the character and vitality of St Martins Local Centre helping to support existing facilities without negatively affecting or undermining the Main Centres and the Spatial Policy. As such the principle of the proposed residential development accords with Policy LC2.

Design and impact of the development on the appearance and character of the surrounding Conservation Area

The site is within a Conservation Area. It is a requirement under the Land Planning and Development (Guernsey) Law, 2005, when considering applications affecting Conservation Areas, to secure so far as possible that the special historic, architectural, traditional or other special characteristics are preserved. This is reflected in Policy GP4 which supports development that conserves, and where possible, enhances the special character, architectural or historic interest and appearance of the particular Conservation Area.

Within Conservation Areas Policy GP8 seeks to ensure that new development achieves a particularly high standard of design whilst making effective and efficient use of land and respecting the character of the local built environment or the open landscape concerned. Development should also give consideration to the amenities of occupiers and surrounding neighbours, provide soft and hard landscaping where this reinforces local character or mitigates the development.

As proposal includes limited external alterations to the main building which comprise, the removal of the existing roof canopy (that projects over the car park access road), the widening of dormer windows to the front elevation, the replacement of existing cladding with new cladding, and alterations to existing fenestration. To the rear of the site the roof of an existing garage will be raised and two dormers installed, alterations to existing fenestration with the erection of 1.8m high fencing to demarcate the garden area of the property. The proposal also intends to infill existing openings within the wall along the rear boundary (east) with granite to match the remainder and the creation of a covered bicycle store along the southeast boundary.

The removal of the existing roof canopy to the southeast of the main building would enhance the character and appearance of the surrounding Conservation Area. All other alterations proposed are in-keeping with the character and appearance of the

host buildings and would not cause harm to visual character or amenity of the surrounding Conservation Area. No specific details of the covered and secure bicycle store have been provided, or details of the replacement cladding and it is recommend that conditions be imposed on any permission for further details to be provided. Subject to these conditions, the proposal complies with policies GP4 and GP8 of the IDP in this respect.

The impact on the setting of protected buildings

The Authority has a duty under Section 34 of the Land Planning and Development (Guernsey) Law, 2005, to secure so far as possible that the special interest of a protected building is preserved, and with respect to a protected building or any other building or land in the vicinity of a protected building, to pay special attention to the desirability of preserving the protected building's special characteristics and setting. With regards to the setting of protected buildings, this duty is encapsulated in Policies GP5 and GP8.

The site is situated within the vicinity of protected buildings to the south and south east of the site. Taking into account that the proposal involves a change of use of an existing building and the limited scale of the alterations proposed to the garage building to the rear of the site, the scheme would not harm the setting of any nearby protected building. The proposal accords with Policies GP5 and GP8 in respect of its impact on the setting of protected buildings.

The impact of the development on the amenity of people living in the area

The proposal will largely utilise existing window openings which will remain unaltered. Views from these windows, the separation distances involved and the relationship with the surrounding development would ensure that no undue harm is caused to the amenities of neighbouring properties. With regards to the alterations to the garage to the rear, the introduction of dormer windows in the west and east elevations will face towards a retail shop and car park area respectively and would not cause any overlooking issues.

The garage building is situated close to the boundary shared with the neighbouring property to the north. Beyond the boundary is a car parking area used in association with the retail use of that site. The increase in the height of the roof and the alterations to the garage as proposed would therefore not cause harm to the amenities of any nearby properties with regards to overshadowing or overlooking.

Considering the above the proposal is unlikely to have a material adverse effect on the amenities of any neighbouring residents and the scheme complies with the relevant policies in this respect.

Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings

The proposed dwellings all substantially exceed the Guernsey Technical Standards minimum internal space standards and the best practice minimum internal space standards. All of the proposed units are dual aspect and would have adequate levels of daylight and sunlight. In addition all of the flats will have secure basement storage areas assigned to each unit which will provide additional storage for each flat.

The layout of the development achieves an adequate level of privacy for all units. Although windows in the rear elevation of apartments 1 and 5 would face towards windows in units 2 and 6 respectively, given the oblique angles involved combined with the relative orientation, positioning and relationship of these windows, the degree of harm caused is unlikely to be so significant as to have a material adverse effect on the amenities of these units.

The units will have access to a relatively small section of outdoor space and whilst the size and quality the outdoor space is limited, when combined with the size of the units proposed, (that these exceed the technical standards) and the access to nearby public open space within St Martins, on balance overall despite some deficiencies, the proposed units are likely to provide an adequate living environment for future occupiers.

The Office of Environmental Health and Pollution Regulation raise concerns about the potential for noise transference between the kitchen in unit 8 and the bedroom beneath in unit 5 and have requested that a condition be included on any permission to ensure that no construction work commences until a scheme for protecting the residential units has been submitted and approved by the Authority in accordance with British Standards. They have also recommended that conditions be included for the submission and approval of a lighting scheme and that works stops and investigations commence should any land contamination be found present at the site. The requested conditions are all acceptable from a planning perspective and will ensure that residential amenity for the units is protected.

Road safety, traffic management and parking

The proposal intends to use the existing access point to the site which allows for two way traffic in and out of the site. A total of 9 car parking spaces will be provided (one for each unit proposed and one for each of the existing units on site) to the rear of the site. Within the car parking area, a turning facility has been provided to allow for cars and larger vehicles to leave the site forward facing.

The site is served by La Grande Rue, a 'Traffic priority Route', and has a good network of pedestrian footways, regular bus services around the island and excellent local amenities (Schools/Doctors/Pharmacy/convenience stores/garage etc...). La Grande Rue has a maximum speed limit of 25mph and has several on-street parking spaces to the east and west of the site on the opposite side which helps to reduce the overall speed of the road, due to traffic having to give/take around parked vehicles. Opposite the access there is a solid yellow line preventing on street parking

and allowing clear access and egress to the carriageway. Furthermore, the use of the site for residential will be likely to comprise of a significant reduction in vehicle movements when compared to the previous use of the site as a busy local bank. It would also be anticipated that associated traffic movements would be more spread out throughout the day rather than concentrated during core business hours as was the case in the site's previous use.

As part of pre-application discussions regarding a much larger scheme at the site involving 14 additional units (land to the rear has since been sold off restricting the development to that now proposed) Traffic and Highway Services was consulted and raised no objections to the scheme on the basis that: *"taking into account the predicted reduction in vehicle movement from it's previous commercial use and based on this development of 14 dwelling units not raising any significant concerns from a road safety or traffic management perspective."*

Visitor bicycle and motor cycle parking is available to the front of the site and covered cycle parking (one for each property) is proposed along the east boundary of the site opposite the main entrance. However, Planning Advice Note 11 (Bicycle Parking) suggests that for residential schemes covered and secure cycle parking is provided. Whilst the proposed cycle parking will be covered it will not be secure and it is recommended that full details of secure and covered cycle parking that complies with Advice Note 11 is secured by planning condition. Although this may involve relocation of the bicycle parking from the position proposed there is space within the site to accommodate such cycle parking.

Considering the above and subject to the recommended condition, the proposal would not cause any significant harm on highway safety.

Other Issues

Policy GP9 is wide-ranging and includes requirements for sustainable design and construction with reference to the design, layout and orientation of buildings, flood risk and surface water run-off, renewable energy, the use of materials and the management of waste. The application is supported by a Sustainable Development statement which sets out how the development has been designed to take into account sustainable design principles. It is advised that the thermal efficiency of each unit will exceed the Building Regulations, electric vehicle charging points are to be installed and other features are to be implemented including sustainable lighting and permeable paving. A Waste Management Plan has been submitted detailing how waste is to be minimised and managed. Overall the information submitted is sufficient to demonstrate that the development has been designed to take into account the use of energy and resources, in accordance with Policy GP9. It is recommended however that a condition is included on any permission for full details of the electric vehicle charging points to be provided and to be installed prior to the first occupation of any of the units proposed.

Following discussions between the applicant, Guernsey Waste and St Martins Constables (which has been provided as part of the application) an area to the front of the site has been reserved for kerb side collection. Each apartment will take their waste to this area on the night of collection. As referred to previously, each flat has their own allocated secure storage area within the basement which would be sufficient to store nonperishable goods such as cardboard and recyclables.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

The comments from one of the representors relating to land ownership is noted, however this is not a material planning consideration that can be taken into account in the assessment of an application. The grant of planning permission does not override or prejudice any legal rights or constraints which exist in relation to the application site and any issues regarding land ownership disputes are a civil matter that would need to be resolved through the courts. It is recommended that an informative is included on any permission to advise the applicant of this.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The impact of the proposal on the setting of nearby protected buildings is considered above the proposal would not harm any protected trees, monuments or SSS's.

Considering the findings of this report it is recommended that planning permission be granted, subject to conditions

Date: 20/11/2025

