

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: Convert offices to 12 flats and associated works.

LOCATION: Eton House, Rue Du Pre, St. Peter Port.

APPLICANT: RDP 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: 17/06/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A: 7773-05 B1A, B2E, B3A, B4D, B5C, B6A, B7, B13A & B14

Application Ref: FULL/2025/1796

Property Ref: A406310000

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.Within 6 months of the commencement of works, a landscaping scheme to include planting schedules, noting the species, sizes, numbers and densities of plants shall be submitted to and agreed in writing by the Authority.

Reason - In the interests of visual amenity and the character and appearance of the Conservation Area.

5.The construction of the planters along the Park Street elevation shall be completed in accordance with drawing number 7773-05/B14 prior to the first occupation of any part of the development or completion of development whichever is the sooner.

Reason - In the interests of visual amenity and the character and appearance of the Conservation Area.

6.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 4, 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 - In the interests of visual amenity and the character and appearance of the Conservation Area.

7.The lightwell located in the centre of the building and the outside areas to the north elevations of units 3 and 6 shall not be used as external amenity space and shall only be accessed for maintenance purposes.

Reason - To protect the reasonable amenities of occupiers of the hereby approved dwellings and to protect the reasonable amenities of neighbouring residents.

8. Within 6 months of the commencement of works, details of the louvred cladding at a scale of 1:20 shall be submitted to and agreed in writing by the Authority. The louvred cladding shall then be completed in accordance with the agreed details and prior to the first occupation of any part of the development or completion of development whichever is the sooner.

Reason - The information provided with the application does not include full details of the proposed louvred cladding. This condition is imposed to protect the reasonable amenities of occupiers of the hereby approved dwellings.

9. The bicycle parking hereby approved shall be completed and made available for use prior to the first occupation of any part of the development or completion of development whichever is the sooner and shall be retained as such thereafter.

Reason - To encourage the use of bicycles as an alternative to the car.

10. For the avoidance of doubt, no permission is conferred for the crushing, grinding or other size reduction, with machinery designed for that purpose, of stone, bricks, tiles or concrete at the site.

Reason - To protect the reasonable amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 16/06/2029 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/2025/1796
Property Ref: A406310000
Valid date: 27/11/2025
Location: Eton House Rue Du Pre St. Peter Port Guernsey GY1 1EE
Proposal: Convert offices to 12 flats and associated works.

Applicant: RDP Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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bricks, tiles or concrete at the site.

Reason - To protect the reasonable amenities of neighbouring residents.

OFFICER'S REPORT

Site Description:

The site comprises of an office building situated between Rue Du Pre and Park Street. Due to the change in levels the building appears as a 2½ storey building fronting onto Rue Du Pre and a 1½ storey building fronting onto Park Street. The building is finished with a mix of rendered and granite walls and a slate roof.

The site is located within the St Peter Port Conservation Area and Main Centre Inner Boundary. There are a number of protected buildings within the vicinity, including the adjoining property to the north-west.

Relevant History:

20/12/2023 – PREA/2023/2070 – Pre-application advice regarding convert office to flats.

Existing Use(s):

Office

Brief Description of Development:

Planning permission is requested to convert the entire office building to 12 flats involving 7, one bedroom and 5, two bedrooms flats.

The application is supported by a letter from Watts Property Consultants.

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

Policy MC2: Housing in Main Centres and Main Centre Outer Areas

Policy MC4(A): Office Development in Main Centres

Policy GP4: Conservation Areas

Policy GP8: Design

Policy GP9: Sustainable Development

Policy IP6: Transport infrastructure and support facilities

Policy IP7: Private and Communal Car Parking

Policy IP9: Highway Safety, Accessibility and Capacity

Representations:

One letter of objection was received, main points as follows:

- The application is supported by an erroneous statement from the letting/sales agent that the property has been marketed without finding a tenant.
- We viewed the property and confirmed in April 2025 that we would like to move into the ground floor of the property for an initial period of 3 years. The letting/sales agent confirmed that the landlord was generally happy with the proposed terms.
- We were made aware that air conditioning in the building would be replaced.
- Since then we have largely been provided with holding responses advising that the office cannot be occupied until the works have been completed.
- We have viewed a number of other potential office spaces and to date this is the only one that suits our needs.
- There is a dearth of office space of this type and size and concerns are raised about the loss of office stock of this type and size and the difficulties for small firms to afford more expensive office stock.

Consultations:

The Office of Environmental Health and Pollution Regulation, 22/01/2026

"I have reviewed the proposed plans to convert offices (use class 15) to 12 flats with associated works and there are two issues of concern that I must raise.

1. Noise transference

Having reviewed the proposed internal layout, I have concerns regarding the potential for noise transmission between dwellings. The plans indicate that living rooms and bedrooms are located directly above and below one another in eight of the proposed flats. This arrangement is likely to increase the risk of both airborne and impact noise transfer between units, which may result in an unacceptable impact on the living conditions of future occupiers.

I would therefore recommend that the applicant be encouraged to review and, where possible, revise the internal layout to minimise noise transference between dwellings. Consideration should be given to avoiding the stacking of noise-sensitive rooms above or below living areas where practicable.

In the event that amendments to the internal layout are not feasible, I consider it necessary to recommend the following condition is attached to any consent granted for the 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.

2. Crushing on site

I note that in the Waste Management Plan there is reference to the crushing of blockwork and concrete on site. Many residential and commercial properties are located near to the site and I am concerned regarding the noise impact that crushing would have on these. Therefore, crushing is not a suitable option in this location and I recommend the following condition is attached to any consent granted for the application:

- The crushing, grinding or other size reduction, with machinery designed for that purpose, of stone, bricks, tiles or concrete will not take place at the site.

I would be grateful if this information is considered during the determination of this application”.

Summary of Issues:

The main issues in deciding this application are:

1. The loss of the existing office and whether the principle of new housing is acceptable.
2. Design and impact of the development on the character and appearance of the Conservation Area.
3. The impact of the development on the amenity of people living in the area.
4. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The loss of the existing office and whether the principle of new housing is acceptable

The application is accompanied by a letter from Watts Property Consultants which states that the property has been marketed for over 3 years and they have been unsuccessful in finding a tenant. In addition, the letter states that the property has become dated and investment is required to modernise it, issues with the

construction and characteristics of the building which limit its attractiveness as a modern office are listed and due to its location and current condition it is concluded that this is a tertiary office.

A representation has been received questioning the interest in the property and advising that they have an agreement to let the ground floor of the property. In response, the Property Consultants have clarified that whilst there has been interest in renting part of the ground floor, this is only a small proportion of the whole building and they have been unsuccessful in securing interest/tenants for the remaining floors.

The Office Quality Audit 2023 identifies the property as a tertiary office. Due to the issues demonstrated with the quality of the existing accommodation and the ability for it to be refurbished to meet modern needs and the tertiary nature of the accommodation, it is accepted that the loss of this office would have no significant adverse effects on the overall office supply. Although interest has been shown in part of the property, the information submitted is sufficient to demonstrate that the property as a whole has been marketed unsuccessfully for 12 consecutive months and consequently the change of use of the office accords with Policy MC4(A).

As set out in Policy MC2, the majority of the Island's housing supply is to be provided within and around the Main Centres. The site is located in the St Peter Port Main Centre and does not form Important Open Land. As such 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.

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 for 7x 1 bedroom flats and 5x 2 bedroom flats broadly reflects current housing need and is considered to be appropriate, taking into account the size and characteristics of the property to be converted and the character of the surrounding area.

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

The proposal includes limited alterations to the external appearance of the building. The installation of recessed windows in the north gable, the installation of rooflights and the demolition of a section of the building to create a central courtyard would have no adverse effects on the character and appearance of the Conservation Area and the setting of the adjacent protected building. The existing Park Street frontage including low structures fitted with vents and a large expanse of hardsurfacing which is used for parking has a negative effect on the character and appearance of the area. The proposal to alter the existing structures to create Corten steel clad planters and the installation of an additional planter would enhance the character and appearance of the Conservation Area. Details of the planting can be requested by

condition. The use of the building for residential purposes is compatible with the surroundings and the proposal accords with Policy GP4.

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

Units 3 and 6 include recessed windows in the north elevation which face towards the rear gardens of neighbouring properties. Sections have been submitted to illustrate the potential for overlooking of neighbouring properties from these windows. Although the windows have the potential to cause a degree of harm to the amenities of neighbouring residents, by virtue of a combination of the recessed nature of the windows, the angle of view from the windows and the current level of privacy enjoyed by the neighbouring properties, the proposal is unlikely to result in material adverse effect on the amenities of neighbouring residents.

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

The health and well-being of the occupiers of the development requires consideration as set out in part (d) of Policy GP8 and explained in more detail in Annex I (Amenities). The objective to build at high densities is to be balanced, but not override, the need to create acceptable living environments. Although there are no rigid standards for amenity provision, the factors to be considered include internal space provision, privacy, aspect/outlook, access to external open space and daylight/sunlight.

The proposed dwellings all exceed the Guernsey Technical Standards minimum internal space standards and meet the best practice minimum internal space standards. A number of units include glazing facing into a central lightwell. Louvred cladding is proposed to the glazing of units 3 and 6 which has the potential to reduce intervisibility issues between units and access to the central lightwell can be restricted to maintenance only and not for general amenity use in order to safeguard the privacy of units 2, 3 and 5. Although privacy for some of the units would be affected by fenestration onto public streets and into the central lightwell, the proposed measures including louvred cladding and defensible spaces outside of windows would provide an adequate level of privacy in this central town location.

The majority of units are dual aspect, and it is acknowledged that the nature of the proposal involving the conversion of an existing building limits the potential for additional windows to create all fully dual aspect dwellings. There are some concerns about the depth of rooms and the ability for daylight and sunlight to penetrate internal areas, such as units 1 and 2 but overall the provision of daylight and sunlight is likely to be adequate. All of the units have an outlook over a highway, with outlook generally improving at upper floor levels. No private or communal open space is provided on-site but it is acknowledged that there is public open space within a reasonable walking distance.

The application site is within a central town location where the buildings are developed closely to each other and the proposal involves the conversion of an existing building. It is not therefore expected that the levels of amenity would be as

high as for other dwellings in less developed areas and a residential development on this site would not be expected to achieve high standards against all the amenity considerations. Despite some deficiencies, on balance, the proposal would provide a satisfactory quality of residential environment for future occupiers, in accordance with Policy GP8.

With regards to the concerns raised by the Office of Environmental Health and Pollution Regulation about noise transference between residential units, this would be required to be addressed under the Building Regulations and it is unnecessary to apply further controls at the planning stage.

Other Matters

Taking into account the nature of the development, the mix and type of dwellings and their proximity to the services and amenities of St Peter Port (within walking distance), the provision of 11 car parking spaces within the existing garage is sufficient for the proposed 12 dwellings. Ample good quality bicycle parking is provided (a minimum of 18 spaces is required) and the proposal accords with the Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance and Policies IP6 and IP7.

With regards to the concerns raised by the Office of Environmental Health and Pollution Regulation about on-site crushing, it is understood that reference to on-site crushing within the Site Waste Management Plan has been made in error. For the avoidance of doubt, a condition can be applied to ensure that no on-site crushing is permitted.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, in accordance with 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.

It is recommended that the application is approved.

Date: 16/06/2026