

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: Extend and alter at ground floor, 1st floor and 2nd floor levels and raise and alter roof form to create 3rd floor level to west (front) elevation, install boundary wall to south (side) boundary and 2 cycle shelters to north boundary.

LOCATION: Cobo Bay Hotel, Cobo Coast Road, Castel.

APPLICANT: Nut Tree 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: 02/04/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd: 7530-04 B1A, B2A, B3A, B4A, B5A, B6A, B7A, B8A, B9A & 7530-06 C4.

Application Ref: FULL/2025/1841

Property Ref: D01587B000

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 development shall begin on site until the following details have been submitted to and agreed in writing by the Authority:

- a) Structural engineers details of the balconies including external finishes.
- b)Revised details of the breakfast room/first floor balcony indicating the external finish and construction of the fascia and gutter.
- c)Sections through the overhang above the main entrance and including detailing the transition from the overhang to the breakfast room flat roof extension.

The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

5.No ceramic tile cladding shall be installed until such time as details of the type, texture and colour of the cladding material to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - In the interests of visual amenity.

6.For the avoidance of doubt, this decision authorises the bar and restaurant hereby approved to be used only in association with and ancillary to the existing hotel.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

7.Noise associated with plant and machinery shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Reason - To protect the reasonable amenities of neighbouring residents.

8.The bicycle hoops and bicycle shelters shall be installed and made available for use prior to the first use of the bar and restaurant or the first use of the additional bedrooms hereby permitted.

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

Expiry Date: This permission will cease to have effect on 01/04/2029 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/2025/1841
Property Ref: D01587B000
Valid date: 24/11/2025
Location: Cobo Bay Hotel Cobo Coast Road Castel Guernsey GY5 7HB
Proposal: Extend and alter at ground floor, 1st floor and 2nd floor levels and raise and alter roof form to create 3rd floor level to west (front) elevation, install boundary wall to south (side) boundary and 2 cycle shelters to north boundary.

Applicant: Nut Tree 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. No development shall begin on site until the following details have been submitted to and agreed in writing by the Authority:

- a) Structural engineers details of the balconies including external finishes.
- b) Revised details of the breakfast room/first floor balcony indicating the external finish and construction of the fascia and gutter.
- c) Sections through the overhang above the main entrance and including detailing the transition from the overhang to the breakfast room flat roof extension.

The development shall be carried out only in accordance with the agreed details.

Reason - The information provided with the application does not include full details of the proposed feature. This condition is imposed to make sure that the building is of satisfactory design and does not have any adverse impact on the character of the area.

5. No ceramic tile cladding shall be installed until such time as details of the type, texture and colour of the cladding material to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - In the interests of visual amenity.

6. For the avoidance of doubt, this decision authorises the bar and restaurant hereby approved to be used only in association with and ancillary to the existing hotel.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

7. Noise associated with plant and machinery shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014.

Reason - To protect the reasonable amenities of neighbouring residents.

8. The bicycle hoops and bicycle shelters shall be installed and made available for use prior to the first use of the bar and restaurant or the first use of the additional bedrooms hereby permitted.

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

OFFICER'S REPORT

Site Description:

The application site comprises of a detached three storey hotel building situated to the east of Cobo Coast Road.

The application site is situated within the Cobo Local Centre.

Relevant History:

FULL/2025/1843 – Application pending to extend and alter staff accommodation at ground and 1st floor levels and raise roof ridge height to create 2nd floor level, including walkway at 1st floor level and wall and gate to west elevation.

Pre-application advice was sought in this case.

07/10/2025 – FULL/2025/1393 – Permission granted to demolish roadside wall to west elevation, erect new boundary wall and install two planters.

04/04/2025 – FULL/2025/0329 – Permission granted to extend and alter at ground floor, 1st floor and 2nd floor levels and relocate external steps to east (rear) elevation.

29/10/2019 - FULL/2019/1808 – Permission granted to erect extension and replace balustrade to west (front) elevation and extend at second floor to east (rear) elevation.

03/03/2017 – FULL/2017/0213 – Permission granted for alterations to kitchen ventilation plant and ducting.

Existing Use(s):

Visitor economy use class 7: serviced visitor accommodation

Brief Description of Development:

Planning permission is requested to extend and alter the hotel at ground, 1st and 2nd floor levels and to raise and alter the roof form to create accommodation at 3rd floor level to the west (front) elevation. The proposal includes creating a two storey extension to the south-west comprising of a restaurant and bar, extending existing hotel rooms and the creation of 6 additional hotel rooms at 3rd floor level. Permission is also sought to erect a wall along a section of the south boundary and to install 2 cycle shelters to the north boundary.

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

LC6(A): Visitor Accommodation in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses

GP1: Landscape Character and Open Land

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

Representations:

None

Consultations:

The Office of Environmental Health and Pollution Regulation, 26/01/2026

"I have reviewed the proposed plans for the above site, to extend and alter at ground floor, 1st floor and 2nd floor levels and raise and alter roof form to create 3rd floor level to west (front) elevation, install boundary wall to south (side) boundary and 2 cycle shelters to north boundary. I note the plans include the provision of an internal plant room located at first-floor level of the southern extension incorporating louvered acoustic openings.

I am concerned regarding the potential for noise impact arising from the proposed plant room, due to the following material considerations:

- The elevated position of the plant room at first-floor level, which increases the potential for noise propagation.
- The inclusion of louvered acoustic openings, which represent a direct airborne noise breakout pathway.
- The proximity of noise-sensitive receptors, including residential accommodation approximately 40 metres from the proposed plant room.
- The close relationship with an adjacent business' outdoor customer area, where users would reasonably expect protection from noise disturbance.
- The nature of hotel plant equipment, which is typically continuous in operation, including night-time and early morning periods.

In the absence of any acoustic information, I am unable to assess the potential noise impact of the proposed development, nor determine whether the proposal would result in an unacceptable impact on residential amenity or give rise to the risk of statutory nuisance.

Therefore, to protect the amenity of residential properties nearby, I would recommend that the following condition is attached to any consent given for this application:

- No plant or machinery incorporated within the development hereby permitted shall be installed until an acoustic report demonstrating that noise associated with that plant and machinery shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones, has been submitted to and agreed in writing by the Authority. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014, and thereafter all plant and machinery shall be operated and maintained to achieve continued compliance with this condition”.

Summary of Issues:

The main issues in deciding this application are:

1. The principle of the development and whether it is ancillary to the principal use of the site as a hotel.
2. The design, scale and impact of the development on the character and appearance of the area.
3. The impact of the development on the amenity of people living in the area.
4. Parking and traffic management.

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).**

Policy LC6(A) supports proposals to extend, alter or redevelop existing visitor accommodation establishments where the development is of a scale that is appropriate to maintain or enhance the character and vitality of the Local Centre and would not undermine the vitality of the Main Centres; and any additional facilities are ancillary to the principal use as visitor accommodation and proportionate to the amount of visitor accommodation at the site and would not have an adverse effect on the visual quality and landscape character of the locality.

The scale and use of the proposed restaurant and bar would be ancillary and proportionate to the overall scale of the existing hotel. The addition of 6 guest bedrooms would constitute a modest increase in the overall bed stock.

The proposal amounts to the reconfiguration and extension of the hotel frontage and includes the removal of the existing chalet style frontage and roof, to extend at 3rd floor level with additional guest rooms to create a 4 storey flat roof building with a 2 storey flat roof extension to the south side and extending forward of the hotel to

create a bar and restaurant. The design includes curved edges to the building and render bands.

Although the existing building does not necessarily achieve a high standard of design, its scale, mass and pitched roof design results in the building blending into the surrounding buildings which are of a similar style. The proposal would result in a significant alteration to how the building is perceived when viewed from the beach and the main road and it would stand out and dominate the area around it.

During the course of consideration the design of the front façade was revised to address concerns raised about the bulky and top heavy appearance of the building. The revised plans include introducing curved edges to the existing building and the 3rd floor extension, alterations to the width of balconies and fenestration at 3rd floor level and increasing the size of the render band detail at 3rd floor level.

The revisions to the design of the façade have softened the buildings appearance, reduced its bulk and provides a more coherent and holistic approach to the design of the façade. Whilst the extended building would still be more visually prominent in views along the seafront, the revised proposal achieves a good standard of design and is unlikely to have a significant adverse effect on the character and appearance of the area.

The overall quality of the design will be dependent on the detailing and materials of specific architectural elements, such as the construction and finish of balconies, details of which can be requested by condition. In this respect, it is recommended that the breakfast room/ground floor balcony fascia and gutter detail reflect the form and finish of the balconies above to provide a holistic aesthetic throughout the façade, i.e. this detail is formed in concrete to match the shape of the upper floor balconies. Pending the submission of suitable details, the design and appearance of the extended building accords with Policy GP8.

The proposal includes additional and extended balconies which would enable views towards the neighbouring residential property to the north. However, taking into account the degree of overlooking from existing balconies and windows and the layout of the neighbouring property, the proposal is unlikely to result in an additional material adverse effect on the amenities of neighbouring residents.

The application confirms that there is an ongoing arrangement to share the use of the adjacent Rockmount car park for guests of the hotel. Bicycle hoops for up to 10 bicycles and 2 bicycle shelters for up to 20 bicycles are proposed to serve guests and staff at the hotel. In addition, there are public car parks within the vicinity. The existing arrangements appear to function adequately and the additional facilities including the modest increase in the number of guest bedrooms are unlikely to result in significant additional pressure on the existing public car parks.

The Office of Environmental Health and Pollution Regulation raise concerns about the potential for noise nuisance from the internal plant room at first floor level and

recommend a condition to limit noise from plant and machinery relative to existing background noise levels. Planning permission was granted in March 2017 for the existing kitchen ventilation plant and ducting (FULL/2017/2013) which included a condition requiring noise to be limited to 5dB below the background noise level. Whilst the potential or degree for noise nuisance is unclear in the absence of acoustic information, taking into account the existing external plant equipment which is located in a similar position, provided that noise is limited relative to background noise levels as per the existing equipment, the proposal is unlikely result in any significant noise nuisance.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources and its resilience to flooding, 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: 30/03/2026

