

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 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.

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 01/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: PF+A Ltd - 7530-05 B1A, B2A & B3A.

Application Ref: FULL/2025/1843

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 occupation of any part of the development hereby permitted shall begin until a scheme showing the provision to be made for the parking of cycles, under cover and secure, has been submitted to and agreed in writing by the Authority, and the agreed scheme has been fully implemented.

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

5.For the avoidance of doubt, this decision authorises the building hereby approved to be used only as staff accommodation in association with and ancillary to the existing hotel and for no other purpose.

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.

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/2025/1843
Property Ref: D01587B000
Valid date: 01/12/2025
Location: Cobo Bay Hotel Cobo Coast Road Castel Guernsey GY5 7HB
Proposal: 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.

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 occupation of any part of the development hereby permitted shall begin until a scheme showing the provision to be made for the parking of cycles, under cover and secure, has been submitted to and agreed in writing by the Authority, and the agreed scheme has been fully implemented.

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

5. For the avoidance of doubt, this decision authorises the building hereby approved to be used only as staff accommodation in association with and ancillary to the existing hotel and for no other purpose.

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.

OFFICER'S REPORT

Site Description:

The application site comprises of a three storey hotel building situated to the east of Cobo Coast Road. This application relates to a detached single and two storey staff accommodation block along the east and south boundaries.

The application site is situated within the Cobo Local Centre.

Relevant History:

FULL/2025/1841 – Application pending 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.

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 staff accommodation along the east and south boundaries at ground and 1st floor levels, including create a walkway at 1st floor level, and raise and alter roof to create 2nd floor accommodation.

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, 27/01/2026

"I have reviewed the proposed plans for the above site, to extend and alter staff accommodation at ground and first floor levels and raise roof ridge height to create second floor level, including walkway at first floor level and wall and gate to west elevation.

I note that the plans show one communal area on the first floor which may be shared by up to 15 occupants, who would be housed on the ground and first floors. The plans show one sink and a hob in the communal area kitchen. These food preparation facilities do not comply with the current requirements for shared accommodation, and the applicant should note that new housing standards legislation came into effect in July 2025.

Whilst I am not recommending that any conditions are applied to the planning consent, I advise the applicant that, at the point of HMO licensing coming into effect, the Office of Environmental Health and Pollution Regulation would be minded, instead of requiring additional food preparation space and facilities, to apply a

licence condition requiring the licensed controller of the staff accommodation to provide two meals a day to all occupants, including on non-work days, to make alternative meal provision when the hotel kitchen is unavailable, and to ensure meals are delivered to occupants during periods of sickness absence”.

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 agent has provided information to confirm that the proposed staff accommodation is required to serve the existing and extended hotel and therefore the use is ancillary to the principal use of the site. The scale of the staff accommodation is proportionate to the amount of visitor accommodation at the site and would not undermine the vitality of the Main Centres.

Although the extended building does not necessarily achieve a high standard of design, its flat roof design and fenestration arrangement provides a coherent design and it would to a degree reflect the style of the extended hotel façade. Situated to the rear of the hotel, the extended building would have a limited impact on the character and appearance of the wider area. Overall the proposal achieves a satisfactory standard of design and is unlikely to have a significant adverse effect on the character and appearance of the area, in accordance with Policy GP8.

There is the potential for some overlooking from the northern end of the 1st floor walkway towards the neighbouring property to the north. However, the walkway

would be situated towards the end of the neighbours garden; it would be set back from the north gable; and the narrow design of the walkway does not encourage people to congregate; all of which would limit the degree of potential overlooking towards the neighbouring property. Together with the relationship with and overlooking from existing windows in the hotel, the proposal is unlikely to have an additional material adverse effect on the amenities of neighbouring residents.

The proposed staff accommodation includes en-suite bathrooms for all of the rooms and a communal living area at first floor. The Office of Environmental Health and Pollution Regulation raise no objections to the proposals but advise conditions are likely to be applied to any subsequent HMO license regarding the provision of meals. As a result the proposed staff accommodation provides a satisfactory living environment.

A pending application to extend the hotel (FULL/2025/1841) 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 as part of application FULL/2025/1841. In addition, there are public car parks within the vicinity. The existing arrangements appear to function adequately and together with the bicycle shelters proposed under pending application FULL/2025/1841, the modest increase in the number of staff bedrooms are unlikely to result in significant additional pressure on the existing public car parks. However, there would be concerns if the staff accommodation is occupied prior to the completion of the bicycle shelters. To ensure that sufficient bicycle parking is provided should the staff accommodation be completed first, details of bicycle parking/shelters should be requested as part of this application. This can be dealt with by condition.

Information has been submitted to demonstrate that the design has taken into account the use of energy and resources, including the installation of solar panels. The proposal accords with Policy GP9.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved.

Date: 31/03/2026

