

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 building, erect 2 storey building and garden room, alterations to parking layout and associated works.

LOCATION: Mill Cottage, Arsenal Road, St. Peter Port.

APPLICANT: Mr Mark Ogier

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: 11/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Waddington:5678-WA-00-XX-DR-A-008 Rev B, 013 Rev C, 014 Rev C, 015 Rev B, 016 Rev B, 017 Rev C, 018 Rev B, 032 Rev A
5678-WA-00-00-DR-A-030 Rev B
5678-WA-00-01-DR-A-031 Rev B
5678-WA-00-02-DR-A-011 Rev B
5678-WA-00-03-DR-A-012 Rev B
MEI LOCI: ML2503_MLOC_DR_L_6002 Rev 02, 1001 Rev 03, 1001 Rev 06

Application Ref: FULL/2025/1947

Property Ref: A114970000+A11497A000

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. A scheme for arboricultural oversight by a retained qualified and experienced arboriculturist (which shall include oversight of preparation before construction and during the building work itself to minimise construction injury to trees and ensure compliance with BS5837:2012 or its equivalent if amended) shall be submitted to and approved by the Authority before any work is commenced on the site. Works shall not be carried on other than in complete accordance with the approved scheme and its recommendations.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

5. No development, including site works, shall begin on site until each tree shown to be retained on the approved plan has been protected, in a manner previously agreed in writing by the Authority. Each tree shall be protected in the agreed manner for the duration of building operations on the application site. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

Reason - The trees are important features in the area and this condition is imposed

to make sure that they are properly protected while building works take place on the site.

6. Notwithstanding the submitted information and Condition 5 above, a detailed specification of all works proposed to be carried out within the Root Protection Areas (RPAs) of trees T56 and T57 including details of foundation design for any building or structure proposed and of all excavations or other groundworks within the RPAs shall be submitted to and approved beforehand by the Authority and the work shall not be carried on otherwise than in strict accordance with the approved details.

Reason - The trees are an important feature in the area and this condition is imposed to make sure that the trees are properly protected while building works take place on the site.

7. No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

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

8. The landscaping scheme shall be fully completed, in accordance with the approved details, 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.

9. No development, including site clearance and demolition, shall take place until an updated version of the Site Waste Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated Site Waste Management Plan shall take into account any further site surveys or changes to the construction programme, and shall identify an individual with responsibility for regularly monitoring the Site Waste Management Plan. The development shall thereafter be carried out only in accordance with the Site Waste Management Plan so approved.

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.

10. No part of the development hereby permitted 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 and monitored fully in accordance with the Site Waste Management Plan approved under Condition 9 above. Where there has been any variation from the approved Site Waste Management Plan, 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.

Expiry Date: This permission will cease to have effect on 10/02/2029 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The applicant's attention is drawn to <https://www.gov.gg/housingstandards>. Please note that the Housing (Standards, Landlord Registration and HMO Licensing) (Guernsey) Ordinance, 2025 specifies occupancy levels and overcrowding standards.

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/2025/1947
Property Ref: A114970000+A11497A000
Valid date: 05/01/2026
Location: Mill Cottage Arsenal Road St. Peter Port Guernsey GY1 1UW
Proposal: Demolish building, erect 2 storey building and garden room, alterations to parking layout and associated works.
Applicant: Mr Mark Ogier

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).

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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.

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and approved by the Authority before any work is commenced on the site. Works shall not be carried on other than in complete accordance with the approved scheme and its recommendations.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

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

8. The landscaping scheme shall be fully completed, in accordance with the approved details, 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.

9. No development, including site clearance and demolition, shall take place until an updated version of the Site Waste Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated Site Waste Management Plan shall take into account any further site surveys or changes to the construction programme, and shall identify an individual with responsibility for regularly monitoring the Site Waste Management Plan. The development shall thereafter be carried out only in accordance with the Site Waste Management Plan so approved.

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.

10. No part of the development hereby permitted 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 and monitored fully in accordance with the Site Waste Management Plan approved under Condition 9 above. Where there has been any variation from the approved Site Waste Management Plan, 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.

INFORMATIVES

The applicant's attention is drawn to <https://www.gov.gg/housingstandards>. Please note that the Housing (Standards, Landlord Registration and HMO Licensing) (Guernsey) Ordinance, 2025 specifies occupancy levels and overcrowding standards.

OFFICER'S REPORT

Site Description:

Mill Cottage is a traditional 2.5-storey detached building in States' ownership and situated within the St Peter Port Main Centre Inner Boundary and St Peter Port Conservation Area. It is accessed from Arsenal Road via a car park to the east and to the south is a modern single storey building used for social and community purposes by Guernsey Mind. To the north the site is separated from Arsenal Road by a line of existing trees and hedging. To the west and north-west are houses fronting onto Doyle Road and Brock Road.

Protected Buildings in the vicinity of the site are Town Arsenal (Fire Station – listing includes the roadside wall on Arsenal Road), Doyle House (to the west on Doyle Road) and Columbia Terrace (to the north, on the corner of Arsenal Road and Brock Road). Victoria Tower to the east is a Protected Monument.

Relevant History:

FULL/2012/2630 - Resurface car park with gridforce and granite chippings; erect chain link fencing; install fixed and pole mounted lighting; remove hedge; install new kerb. Granted 09/10/2012.

PAPP/2006/1874 - Replace existing temporary structure with permanent building (The Mind Centre). Granted 05/01/2007

Existing Use(s):

Residential use class 6 – Premises in multiple occupation

Brief Description of Development:

The proposal is to demolish the existing building and to erect in its place a new two-storey building with a hipped pitched slate roof along with a detached single storey flat roofed garden room, alter the parking layout and carry out associated works. The use of the site would remain a premises in multiple occupation with associated ancillary facilities. The application is supported by a design statement and arboricultural reports.

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

Island Development Plan Policies

S2: Main Centres and Main Centre Outer Areas

MC2: Housing in Main Centres and Main Centre Outer Areas

MC3: Social and Community Facilities in Main Centres and Main Centre Outer Areas

GP4: Conservation Areas

GP5: Protected Buildings

GP6: Protected Monuments

GP8: Design

GP9: Sustainable Development

IP7: Private and Communal Car Parking

Representations:

One letter of representation has been received expressing the following concerns: -

- The footprint and bulk of the development is considerably larger than the existing building, with potentially a higher ridgeline and being positioned closer to boundaries. It is requested that site poles be erected to enable comparison between the existing and proposed structures.
- The proposal is to replace a building which was erected in the mid-19th Century and has since been allowed to fall into disrepair. It is located close to the Victoria Tower, Fire Station and other historic properties. The proposed building is not considered to respect the character of this historic context, either as a modern statement or interpretation of the existing building.

Consultations:

Office of Environmental Health and Pollution Regulation

I have reviewed the proposed plans to demolish a building, erect a two-storey building and garden room, with alterations to the parking layout and associated works.

I note that the new two-storey building is to provide shared living accommodation. There is insufficient information provided for me to comment fully on this application, primarily in relation to the space and facilities that will be provided to the residents for bathing, cooking and eating and the size of the bedrooms. So that I can provide a full response, I should be grateful if the applicant could provide details of the following:

- Maximum number of occupants in each sleeping room (double or single occupancy)
- Room sizes in square meters
- Total number of occupants in the dwelling (maximum)
- The number of shared showers and toilets
- The number of ovens, cooking rings, sinks and amount of workspace in the kitchens

I should like to draw the applicant's attention to <https://www.gov.gg/housingstandards> which details the minimum standards for rental accommodation. It should be noted that The Housing (Standards, Landlord Registration and HMO Licensing) (Guernsey) Ordinance 2025 is now in force, which includes the provision for the registration of rental property and licensing of houses in multiple occupation, which will come into effect at some point in the future. The applicant is advised to consider the application in relation to future legal requirements.

I further note there is no Waste Management Plan submitted within the application documents. If a WMP is required by the Planning Service I would be grateful if this could be forwarded to me for review.

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

Office of Environmental Health and Pollution Regulation (after further consultation in response to additional information submitted by the applicant.

I have now fully reviewed the planning application. The Housing (Standards, Landlord Registration and HMO Licensing) (Guernsey) Ordinance, 2025 specifies occupancy levels and overcrowding standards and the applicant should be made aware of these provisions.

I have no further comments to make about the application.

Summary of Issues:

- Principle of demolition of the existing building
- Removal of existing trees
- The design of the proposed replacement building
- Effect on the setting of Protected Buildings in the vicinity of the Application Site
- Effect on the amenity of adjoining residents
- Access and parking

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).**

Principle of demolition of the existing building

The existing building is not protected but is a historic building (early 19th Century) within the St Peter Port Conservation Area. Although in poor cosmetic condition it does contribute to the character and appearance of the Conservation Area. Policy GP4 allows for demolition of such features, provided the replacement development or vacant site makes an equal or enhanced contribution to the Conservation Area. The demolition of this building is acceptable in principle subject to the replacement making an equal or enhanced contribution to the Conservation Area (this is discussed further below).

Removal of existing trees

The existing trees are not subject to a Tree Protection Order but contribute to the character and appearance of this part of the St Peter Port Conservation Area. Policy GP4 allows for removal of such features, provided the replacement development or vacant site makes an equal or enhanced contribution to the Conservation Area.

The submitted application contains arboricultural impact assessment, tree retention and tree protection reports as well as detailed landscaping proposals including provision of replacement trees and hedges where the removal of existing planting is proposed. Along the site boundary with Arsenal Road, the application seeks to retain existing trees and hedging where possible and to replace existing trees and introduce new planting to reinforce the planting to the boundary.

The removal of the trees will cause harm to the Conservation Area. However, this harm is in the short term whilst the replacement trees mature. Therefore, in the medium-long term there will not be harm to the Conservation Area. Given the above, it is concluded that the removal of the trees meets Policy GP4.

The design of the proposed replacement building

The development has been assessed in terms of its design against Policies GP8 (Design), GP9 (Sustainable Development), GP4 (Conservation Areas) and GP5 (Protected Buildings).

Assessment against the criteria of Policy GP8 is as follows: -

In order to achieve high standards of design which respects and, where appropriate, enhances the character of the environment, proposals for new development will be expected to:

(a) achieve a good standard of architectural design, including the design of necessary infrastructure and facilities

The building has a coherent architectural composition and the details of the building/external space/outbuilding have been considered and form a coherent architectural design. The building appears fit for purpose and the application meets Policy GP8a.

(b) demonstrate the most effective and efficient use of land

The building is multi-storey and makes efficient use of land. The application meets GP8b.

(c) respect the character of the local built environment or the open landscape concerned

The replacement building is larger than the existing. However, its design positively responds to the site – its strengths, weaknesses and constraints – and assimilates into its context such that the application meets Policy GP8c.

(d) consider the health and well-being of the occupiers and neighbours of the development by means of providing adequate daylight, sunlight and private/communal open space

The proposed building and its external spaces provide sufficient amenity for its residents and users (Policy GP8d).

(e) provide soft and hard landscaping where this reinforces local character and distinctiveness and/or mitigates the impacts of development and/or contributes to more sustainable construction

The proposal includes detailed landscaping proposals for the site (Policy GP8e). The submitted landscaping proposals are acceptable subject to implementation. Precise details of groundworks and foundation details of all structures within the root protection area of trees T56 and T57 which are to be retained are required, along with arboricultural oversight during construction. These matters can be controlled by planning conditions.

(f) demonstrate accessibility to and within a building for people of all ages and abilities

The proposed building and its external spaces are accessible for people of all ages and abilities (Policy GP8f).

(g) with regard to residential development, offers flexible and adaptable accommodation that is able to respond to people's needs over time.

The development has been purpose-designed to offer flexible and adaptable accommodation.

Policy GP8 states that within areas of higher protection, such as Conservation Areas, and where development relates to protected buildings or protected monuments or their settings, development will be expected to conserve the particular special interest of those areas or buildings and the relevant policies relating to those areas shall apply.

The proposed replacement building by virtue of its design and the materials proposed to be used is considered to represent a particularly high standard of design which will conserve the character and appearance of the Conservation Area in accordance with Policy GP8 and Policy GP4.

Confirmation has been received that the development proposed has been designed to consider matters of energy efficiency and current Building Regulations in accordance with Policy GP9. A sustainability statement has been submitted which explains that the proposed development adopts a 'passive first' approach utilising a simple and well-orientated building form, good levels of insulation, natural daylight, natural ventilation where possible and sound proofing to provide a sustainable solution.

Effect on the setting of Protected Buildings in the vicinity of the Application Site

The nearest Protected Building known as Doyle House (Ref A114940000-PB226) is within the vicinity of the application site and shares a property boundary at the rear of the site. The proposed development will not negatively affect the setting of this protected building, or any other within the vicinity. The development is sufficiently

far from Victoria Tower and its grounds to have no effect on the setting of this Protected Monument. The development is acceptable in this respect in terms of IDP Policies GP5 and GP6.

Effect on the amenity of adjoining residents

Although larger than the existing building and situated closer to site boundaries, adequate space remains between the development and adjoining residential properties such that the reasonable residential amenities of neighbouring residents would be respected.

The existing building measures 8m from ground level to the ridge of the apex pitched roof and 5m to the eaves. The proposed building measures approximately 10.5m to ridge over the main part of the building and 6m to eaves, however the roof is hipped rather than gabled which helps to mitigate any potential overbearing impact on neighbouring properties. The rear two-storey element to the south-west of the main building would be closer to adjoining properties to the west but with a lower ridge height of 8.5m and has no windows to the west end elevation.

Given the design, orientation and position relative to neighbours, which can be readily assessed from the submitted information, the development would not result in unacceptable shading, loss of privacy or overbearing impact on adjoining properties. For this reason it is not considered reasonable to require the erection of site poles in this case.

Access and parking

The development would utilise the existing access and parking provision which would be reconfigured as part of the proposal and would provide accessible spaces.

Other matters

Regarding the comments of the Office of Environmental Health and Pollution Regulation, a site waste management plan has been supplied and an informative concerning the housing standards legislation is recommended to be attached to any decision.

Conclusion

The proposals are considered to conform to the above policies of the Island Development Plan and grant of planning permission is recommended, subject to conditions.

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 considered in the assessment of this application.

Date: 11/02/2026

