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: Erect two-storey extension (south elevation) and three-storey lift extension (east elevation).

LOCATION: CSL House, Pitronnerie Road, St. Peter Port.

APPLICANT: Mayfield Investments 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: 20/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 06/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Bruce+Bruce Architects - 5., 6A, 7A, 8A, 9A, 10B, 11B, 12A

Application Ref: FULL/2026/0266

Property Ref: A100790000

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 materials to be used on the exterior of the extension hereby approved 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.

5.(a) Prior to the commencement of any works in connection therewith full details of the landscaping area (as shown on drawing ref: 10 Rev B) to include the location of each native species proposed, along with the size, number and density of the plants/trees shall be submitted to and agreed in writing by the Authority.

(b) The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of criterion (a) above, by the end of the first planting season following the completion of the development or first occupation (whichever is the sooner). 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 a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

6. Prior to completion or the first use of the extension hereby approved:
(a) full details of the bicycle storage shall have been submitted to and approved in writing by the Authority.

(b) the bicycle storage shall have been installed on site in accordance with the details approved under (a) of this condition above and in the position shown on the approved drawing (ref: 10 Rev B).

(c) The bicycle parking shall be retained as such thereafter.

Reason - To make sure that convenient provision is made for cyclists.

Expiry Date: This permission will cease to have effect on 19/08/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0266
Property Ref:	A100790000
Valid date:	06/03/2026
Location:	CSL House Pitronnerie Road St. Peter Port Guernsey GY1 2RF
Proposal:	Erect two-storey extension (south elevation) and three-storey lift extension (east elevation).
Applicant:	Mayfield Investments Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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

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OFFICER'S REPORT

Brief Description of the site:

The application site comprises an industrial building situated to the north of Pitronnerie Road. Surrounding the site the area comprises industrial buildings of mixed designs and style to the north, east and west with an open field to the south on the opposite side of the road.

The site is situated within a Key Industrial Area as designated in the Island Development Plan.

Relevant History:

FULL/2025/0579	Change of use of basement, ground and 1st floor from mixed use (Sui Generis) to storage and distribution (Use Class 22).	Granted 02/07/2025

Existing Use(s):

Mixed use - Sui Generis

Assessment: *(Tick as appropriate)*

no representation	✓	visual amenity acceptable	✓
accords with policy	✓	no material neighbour impact	✓
within curtilage	✓	traffic not affected	✓
design acceptable	✓		

Policies considered most relevant:

Island Development Plan Policies:

- MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – within Key Industrial Areas and Key Industrial Expansion Areas;
- GP8: Design;
- GP9: Sustainable Development;
- IP7: Private and Communal Car Parking;
- IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

Planning permission was granted on 02/07/2025 to change the use of the premises from a mixed use (Sui Generis) to storage and distribution use (Use Class 22), to be used as a self storage facility. Following a recent visit to the site it was evident that works were being undertaken to strip out the internal fabric of the building to prepare the building for the approved use.

Under the application the subject of this report, planning permission is sought to demolish a two storey flat roof extension that exists to the front of the property and to erect a larger two storey extension to the south elevation (front) and a three storey lift extension to the east elevation. The extension will provide additional floorspace to be used in connection with the self storage facility at this site. The lift extension is required to provide a safe and convenient access to the roof for maintenance purposes.

Within Key Industrial Areas such as this, Policy MC5(A) supports proposals for the development of new industrial, storage and distribution uses, as well as the alteration, extension or redevelopment of existing industrial, storage and distribution developments and their associated ancillary uses.

In particular paragraph 7.2.9 of the IDP recognises Pitronnerie Road as a *"large, well-established industrial estate built predominantly during the 1960s and 1970s, accommodating a range of storage and industrial uses. Currently constrained by the*

ageing building stock and limited parking provision. In designating this as a Key Industrial Area the Authority will encourage refurbishment, intensification and redevelopment to improve the quality of the building stock to continue to be capable of accommodating a range of storage and industrial uses."

The proposal comprises a two-storey, flat-roofed extension to the front (southern elevation) of the premises. During the course of the application, the scheme has been amended following deferral to improve its design and visual appearance. The revisions include a staggered front elevation to reduce the perceived bulk and massing of the extension, a reduction in the height of the lift shaft, the introduction of landscaping to the front of the site, the provision of additional parking spaces, and the installation of cycle parking.

These amendments have resulted in a development of an appropriate scale and form that responds satisfactorily to its surroundings while facilitating the effective and efficient use of the site. Whilst the scheme is not considered to achieve a particularly high standard of design, the site is not located within a Conservation Area and is not in close proximity to any protected buildings. Furthermore, when viewed in the context of the varied design, form and appearance of the surrounding industrial buildings, the proposal would not result in harm to the character or appearance of the area.

At present, the front of the building comprises a largely hard-surfaced area with little, if any, landscaping. As part of the proposed development, a landscaped planting area is to be provided along the front elevation, with the details to be secured by condition. This will soften the appearance of the site, enhance its visual amenity, and deliver biodiversity benefits through the introduction of new planting.

The site is not situated near to any neighbouring residential properties and would therefore not affect residential amenity in any way. Considering the above the scheme complies with Policy GP8 of the IDP.

As part of the revised scheme, seven car parking spaces are proposed, with sufficient space available adjacent to the eastern elevation, near the lift shaft, to accommodate an additional parking space if required. Whilst the level of parking provision falls below the standards set out in the '*Parking Standards and Traffic Impact Assessment Supplementary Planning Guidance (2016)'*, these standards represent maximum rather than minimum requirements and allow flexibility to reflect the particular circumstances of individual sites.

In this case, the proposed self-storage use is expected to generate significantly lower levels of vehicular activity than the industrial and storage/distribution uses that characterise the surrounding area. Trips associated with self-storage facilities are typically spread throughout the day and generally comprise short-duration visits by light commercial and private vehicles. In addition, unrestricted on-street parking is available along Route de la Garenne to the east of the site. The proposal also

includes cycle parking at the front of the building, providing an alternative means of access for staff and visitors.

Having regard to the nature of the proposed use, the level of parking provision, the availability of nearby on-street parking, and the provision of cycle parking, it is not considered that the development would give rise to highway safety concerns or result in an unacceptable impact on the local highway network. It is also worth noting that a comparable, albeit substantially larger, self-storage facility operates from a building located approximately five units to the east of the site, with a similar level of parking provision.

Whilst the application material states that the extension will be used in connection with the previously approved self-storage facility at the site, it could, without the need for a further planning permission, also be used for general storage and distribution purposes. However, having regard to the site's location and characteristics, and noting that the surrounding area accommodates a number of significantly larger storage and distribution facilities with similarly limited parking provision, it is considered that a refusal of planning permission on parking or highway safety grounds would be unreasonable and unjustifiable.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations 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.

Recommendation:
Grant with Conditions ☑

Date: 19/08/2026