

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: Change of use of ground floor and 1st floor office to 2 residential flats and associated works.

LOCATION: The Trinity Square Centre, Upper Mansell Street, St. Peter Port.

APPLICANT: The Unit Partnership

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: 08/05/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 26/03/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Arch +: 221-3-301 Rev A, 302, 303 and email dated 01/05/2026

Application Ref: FULL/2026/0420

Property Ref: A403220000

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.The replacement windows hereby approved shall be of the same design and means of opening as the window which is replaced.

Reason - To conserve the character and appearance of the Conservation Area.

5.No part of the development hereby permitted shall be used or occupied until the cycle storage area as noted on the approved plans has been made available and shall be retained at all times.

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

Expiry Date: This permission will cease to have effect on 07/05/2029 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/2026/0420
Property Ref: A403220000
Valid date: 26/03/2026
Location: The Trinity Square Centre Upper Mansell Street St. Peter Port
Guernsey GY1 1LX
Proposal: Change of use of ground floor and 1st floor office to 2
residential flats and associated works.

Applicant: The Unit Partnership

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.

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OFFICER'S REPORT

Site Description:

The building is part of a terrace of buildings situated to the south of Upper Mansell Street. It has a pitched roof with gable facing the road and rendered exterior. A central doorway exists with multi-pane windows either side and a large multi-pane window is found in the upper gable.

The site is located in a Main Centre and Conservation Area as designated in the Island Development Plan. There are protected buildings in the vicinity of the application site.

Relevant History:

FULL/2022/1482 - Convert section of ground floor and first floor levels to 2 flats (Residential Use Class 2) - granted

Trinity Square Apartments

FULL/2021/2614 – Reposition existing ventilation system – granted

4. The hours of operation of the kitchen extraction system shall be limited to only between 07:00 hours and 23:00 hours daily.

Reason - The premises are close to residential property and a limit on the use of the equipment is needed to prevent a nuisance or annoyance to nearby residents

5. Noise associated with plant and machinery incorporated within the development 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.

Reason - The premises are close to residential property and a limit on the noise generated is needed to prevent a nuisance or annoyance to nearby residents

Existing Use(s):

Offices

Brief Description of Development:

The application relates to the change of use of part of the ground and first floor to two flats. Each apartment is accessed via a shared lobby/staircase and contain a private lobby/entrance, two double bedrooms, a bathroom and open plan kitchen, living dining area with all fenestration facing east.

The submission indicates that a section of the adjoining building to the west will provide secure and covered cycle parking.

Replacement windows are also proposed and the agent has confirmed that the replacements will be undertake using PVCu.

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

MC4(A): Office Development in Main Centres

MC2: Housing in Main Centres and Main Centre Outer Areas

GP4: Conservation Areas

GP8: Design

IP6: Transport infrastructure and support facilities

Annex I

Representations:

None.

Consultations:

None.

Summary of Issues:

The key issues in this case relate to the principle of the change of use, the amenities of future occupiers and those of surrounding occupiers.

Assessment against:

1 - Purposes of the law.

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.

Policy MC4(A) supports the change of use of office accommodation to other uses where the office floorspace is less than 250sqm and so Policy MC4(A) is met in this case.

Policy MC2 supports housing development in Main Centre locations such as this where the proposals accord with all other relevant policies and where able, a mix of dwellings/unit sizes are provided. In this case, the building lends itself to the provision of two-bedroom units making efficient and effective use of an existing building in line with the aims of MC2 and GP8.

The site is located in a Conservation Area however, other than replacement windows, no external changes are proposed in connection with the change of use and in an area containing a mix of uses the scheme will not conflict with Policy GP4 or GP8 in relation to the character and appearance of the locality. The replacement of the existing timber windows in PVCu, to match/reflect the design, means of opening etc., will conserve the character and appearance of the Conservation Area in accordance with Policy GP4.

New developments should be planned and built to support the health and well-being of occupants and users and maintain appropriate amenities for those of neighbouring property. Annex I sets out that building at higher densities brings challenges with respect to ensuring reasonable amenities are provided.

The ground floor unit would be single aspect facing east to an existing courtyard area and the first-floor unit would be dual aspect with views across the same courtyard area and the roof of the adjoining car sales garage site at Pauls Motors. There is an existing emergency staircase within the courtyard area serving other areas/buildings. Views from the courtyard facing windows would be down onto the restaurant courtyard below where large awnings have been installed to provide cover for external seating. Across the courtyard to the east the first-floor accommodation incorporates a clearstory of windows serving office accommodation. Although the windows will face an enclosed courtyard space given the low height of the building to the east, planting and other features associated with the current restaurant use the aspect feels open and outlook is not unduly constrained. Overall, the level of sunlight and daylight for the accommodation is reasonable and acceptable when balancing the different amenities standards set out in Annex I and having regard to Policy GP8.

In the courtyard setting there is already an element of overlooking between fenestration although the mix of uses means that some of the uses will have daytime only occupancy. Nonetheless, the position of many buildings to one another is such that the potential for direct overlooking would be more limited. The key interface is with the clearstory of windows opposite just under 8m from the façade of the accommodation to be converted but given the use of this adjoining accommodation

the interrelationship is considered acceptable and will not result in unacceptable harm to the amenities of neighbouring occupiers. Equally, the proposed accommodation will not suffer unreasonable levels of overlooking from other accommodation surrounding this courtyard.

It is noted that both units exceed the current GTS and would meet the DCLG best practice guidance regarding internal space provision. Although the properties would not have access to external open space within the development the site is centrally and sustainably located, within a short distance of facilities, amenities, the harbours/coast and public open spaces.

Taking into account all the different amenities from Annex I therefore, the balance of amenities would ensure that future occupiers would have a satisfactory living environment when considering their health and well-being for the purposes of Policy GP8.

There would be some barriers to accessibility for people of all ages and abilities but it is acknowledged that the changes could be made at a later date to meet the changing needs of occupiers (e.g. grab rails in WCs/bathrooms and appropriate siting of service controls). It is likely therefore, that the scheme can be demonstrated to offer accessible and flexible accommodation (GP8).

The scheme also offers an area of cycle storage either to be accessed via an internal doorway in the communal lobby area or from the street. This storage space would be made available for the occupiers of this development and other properties already within the Trinity Centre. The scheme therefore complies with Policy IP6.

3 - General material considerations set out in the General Provisions Ordinance.

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).

The proposal would have no adverse impact on protected trees, buildings or sites.

Date: 08/05/2026

