

■ **APPLICATION:**

First Floor: Change of Use of 2-Bedroom Flat from Residential to Office Use to allow expansion of existing Office space.

■ **PROPOSAL:**

To extend the existing First Floor office facility into the adjacent space currently used as a 2-Bedroom flat.

The existing office premises are occupied by Canaccord and function as a back-up to their main office premises at Admirals Park. The office space at Landes du Marche is now tight for their current requirements and the extra space would be used for additional general office space and extra meeting rooms.

The flat is isolated at the rear of what is a busy multi-use commercial site and has no linkage to the commercial operations. The Flat is an anomaly on what is otherwise a fully commercial site with four substantial businesses operating from it. The commercial activities, particularly at the rear of the site where the Flat is located, are not conducive to a satisfactory residential environment. There is no shortage of similar flats in Guernsey and a good number of new residential units are currently under construction around the island.

The office use is well established and the proposal to expand the operational space will have minimal impact and have the benefit of maintaining this important employment facility at this location.

■ **TRANSPORT:**

Landes du Marche is a long-established mixed-use site with good vehicular and pedestrian access from the main road.

There are a good number of parking spaces on the site which are shared between the various occupiers, including some tandem spaces for specific tenants.

The site is also well located for travel by bus and is central within the neighbourhood where many of the staff live. There will not be any significant increase in the number of staff as a consequence of the expanded office space and no particular traffic implications; there is also ample space on site for parking of cycles and motorcycles.

■ **CONCLUSION:**

- The proposed small expansion of the offices will provide the extra space that is urgently needed to cater for the current and future requirements of the tenants and allow this important local employer to retain this facility at Landes du Marche.
- The flat is not ideally located, being positioned above and adjacent to commercial premises (vehicle workshop) and the revised use will be more appropriate. There are ample equivalent residential units available that are better located and probably more energy efficient.
- Canaccord is an important financial services company in Guernsey and the intention of this application is to facilitate retention of their secondary office space within the Parish of Vale.
- The proposal is totally sustainable as it involves the use of an existing building to provide improved facilities for an existing occupier with minimal alterations required.