



States of Guernsey
Planning Service

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Our Ref: PREA/2020/0137
Prop Ref: A308710000
Your Ref:

21 January 2020

Dear Sir,

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

PROPOSAL: Erect two-storey extension.

LOCATION: Kings Health Club Kings Road St. Peter Port

APPLICANT: Kings Property Limited

The Planning Service has received your letter of 13 January 2020 and your pre-application planning enquiry regarding the erection of a two-storey flat roof extension to Kings Health Club in which you are requesting permission for variations to the plans previously approved.

The proposals however do not constitute a minor amendment or variation to the approved scheme having regard to the Supplementary Guidance regarding amendments to planning permissions:- <https://www.gov.gg/CHttpHandler.ashx?id=81171&p=0>

The proposal does not constitute a variation to the previously approved scheme because the development would be significantly different in scale than approved scheme for a single-storey extension and this will result in a substantial change to the appearance and visual impact of the proposed development. As a result a new planning application for the two-storey extension will be required together with the relevant fee.

The site is located in the Main Centre Outer Area and Archaeological Area as designed in the Island Development Plan and any planning application will be considered against policies in that plan, including:

MC9(A): Leisure and Recreation in Main Centres and Main Centre Outer Areas – New and Extension, Alteration or Redevelopment of Existing Uses
GP8: Design

GP9: Sustainable Development

Policy MC9(A) sets out that there is scope to extend and alter an existing formal leisure use situated in the Main Centre Outer Area and as such this provides a policy gateway for the proposed extension.

Policy GP8: Design seeks to ensure that development respects the quality of the physical environment, recognising that good design can contribute to the creation of a cohesive built environment that enhances the experience of the Island whether that is for living, working or visiting.

In this regard policy GP8 supports development that achieves good design that respects the local character but demonstrates an effective and efficient use of land and uses soft and hard landscape where appropriate to help mitigate and/or assimilate a scheme within its setting. The policy recognises the importance of development of a residential nature to allow for flexibility and adaption to suit needs whilst also assuring that proposals have addressed the health and well-being of the future occupiers and neighbours.

The flat roof design of the proposed extension is not a design approach that is generally encouraged however this approach helps minimise its height and bulk. Kings Health Club has been altered over time and incorporates existing flat roof elements. There would be scope therefore for the construction of a two-storey flat roof extension representing a good standard of design which respects the character of the local built environment. Given the location of the extension, between two existing parts of Kings Health Club such a development will not result in overshadowing to the occupiers of any surrounding dwelling. A full assessment of the proposals cannot be carried out based on the information provided with this enquiry. A full assessment will need to be carried out following a site visit as part of the consideration of a formal planning application.

GP9: Sustainable Development sets out that development will be supported where it has been demonstrated that it will not have an unacceptable impact on the amenities of neighbouring properties or an adverse effect on the special interest of Conservation Areas and Protected Buildings.

This site is not located within a Conservation Area and will face the existing outdoor swimming pool, amenity area and car park beyond. As a result the extension, including first floor full height windows, should not result in an unacceptable degree of overlooking and loss of privacy to the occupiers of residential properties to the north. This matter will however, need to be fully assessed as part of the consideration of a formal planning application.

Policy GP9 also requires proposals for alterations to existing buildings to demonstrate that they have been designed to take into account the use of energy and resources and any adverse impact on the environment through paying particular regard to the location, orientation and appearance of the building, the form of the building and its resilience to climate change. Guidance is currently being drawn up as to what information will be required to address the requirements of Policy GP9. In the interim a brief written statement addressing the policy text should be submitted as part of any application. As a minimum for the alterations proposed this should confirm that the design, including

insulation, drainage, water efficiency, materials, waste storage and disposal and the conservation of fuel and power, also meets the requirements of the Building (Guernsey) Regulations, 2012.

Any planning application should be accompanied by two copies of the completed application form and four copies of:

- A site location plan at scale 1:1250 with the application site outlined in red
- A block plan at scale 1:500 with the area of the proposed works clearly shown
- Any other plans, drawings and details necessary to describe the proposed development. Please ensure that all proposed elevation plans are provided as a single elevation was provided with the informal enquiry and labelled with the relevant compass point. A proposed roof plan would also be useful in this instance.

Based on the information provided the application fee will fall under Category 4iv) of the Fee Regulations, 2019, £1000.00.

Link to Website – for all Planning & Building Control forms, guidance notes, including minor amendments, fee schedules and information: - www.gov.gg/planning

If you have any queries or concerns please phone Ruth Wilkes on 717200 quoting our reference number PREA/2020/0137.

Yours faithfully



A J ROWLES
Director of Planning
Planning Service

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