



GOVERNMENT OF BERMUDA

Department of Planning

Our Reference: P0060-26
Your Reference: 21-087

9 June 2026

Brunel Ltd

International Centre, 26 Bermudiana Road Suite 209
Hamilton, HM JX

Dear Sir/Madam,

Application Number: P0060-26

Description: Change of Use of Building Blocks A, B, D, E, F, G, H & J from Tourism to 94 Residential Units total (38 Cycle Only Units).

Applicant: Bermuda Housing Corporation

Location(s): 60 South Road, Warwick, WK08

Application for Final Planning Permission

The above application, received on 17 March 2026, has been considered by the Development Applications Board.

On , the DAB resolved to

The planning permission will now expire on .

1. The proposed development exceeds the maximum permitted density of units for the site and would therefore result in a form of development which is not compatible with the density of the local area, contrary to Policies TOU.6(1)(c) and RSD.3, Chapter 27, of the Bermuda Plan 2018.
2. The proposal has failed to demonstrate that an adequate number of independently accessible car parking spaces, with turnaround, can be provided on the site, to the detriment of highway safety and the free passage of traffic and contrary to Policies TPT.20, TPT.23 and TPT.27, Chapter 12, and Policy RSD. 8(c), Chapter 27 of the Bermuda Plan 2018.

Document and Plans

All planning documents are available online from the Department of Planning Customer Self Service portal at <https://planning.gov.bm>. Search by the reference number provided above and look in the Attachments section.

Important Information Regarding this Approval

To begin development a Building Permit must be obtained, building work (excluding site clearing and excavation) must commence and at least one inspection by a Building Inspector of the Department of Planning must be carried out. If development does not begin prior to the expiration of any timescales listed above, the planning permission will lapse and a separate application for planning permission will be required. An application may be submitted to Renew this planning permission within three (3) months and no later than the date of expiration of this planning permission.

Appeals

This Board's decision, and/or any condition herein, may be appealed to the Minister responsible for Planning. Any person may submit an appeal and the time frame for filing an appeal is within 21 days of being notified of the decision, or an extended period subject to the agreement of the Minister. Further information on this process can be found on the Department's Appeals guidance note, which is available online at planning.gov.bm.

Important Information Regarding this Refusal

Appeals

This Board's decision, and/or any condition herein, may be appealed to the Minister responsible for Planning. Any person may submit an appeal and the time frame for filing an appeal is within 21 days of being notified of the decision, or an extended period subject to the agreement of the Minister. Further information on this process can be found on the Department's Appeals guidance note, which is available online at planning.gov.bm.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'V. Cordier', with a stylized flourish at the end.

Director of Planning