



Government of Bermuda
Ministry of Education
OFFICE OF THE MINISTER

PLN: P0060-26

APPEAL: APPL0007-26

3rd September 2026

Bermuda Housing Corporation
44 Church Street
City of Hamilton
HM12

Dear Sir/Madam,

Appeal against the Decision of the Development Applications Board

Appellant: Bermuda Housing Corporation c/o Keino Furbert-Jacobs
Site: 60 South Road, Warwick, WK08
Proposal: 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)
Decision: **Refused by the Development Applications Board on 9th June 2026**

I refer to the appeal lodged in respect of the subject decision made by the Development Applications Board (the 'Board').

I have carefully considered the record of appeal, and I have decided to uphold the appeal and grant planning permission.

While the residential density marginally exceeds the applicable Residential 1 maximum, I am satisfied that it has not resulted in any material adverse impact on the character or amenity of the site or surrounding area.

I have considered the additional information submitted during the appeal process concerning the potential provision of parking on the adjoining parcel of land. However, this additional parking facility does not form part of the application site presently before me. Accordingly, I have not relied upon the proposed parking area in determining this appeal. Notwithstanding this, I consider the information relevant insofar as it demonstrates that the Appellant has identified a potentially viable means of improving parking provision in the future, should this be required.

While the Development Applications Board identified concerns regarding the provision of parking, I am not persuaded that the existing parking arrangements have resulted in unacceptable parking conditions or given rise to any material traffic safety concerns.

In considering the appeal, I have placed significant weight on the fact that the development comprises existing buildings which are occupied and functioning as residential accommodation. I have also taken into account the important public interest in the retention and regularisation of this residential accommodation, particularly at a time when there remains a substantial demand for housing in Bermuda.

Having considered all relevant planning considerations, I am satisfied that the proposal is appropriate in the circumstances and that the reasons for refusal do not outweigh the merits of the proposal. Accordingly, I allow the appeal.

The planning permission hereby granted is subject to the following conditions:

1. The development hereby permitted shall begin before the expiration of 3 (three) years from the date of this permission.
2. A building permit shall be in force prior to the commencement of any building operations. The development hereby approved shall not be brought into operation until a Certificate of Completion and Occupancy has been issued.
3. Parking and manoeuvring space for 66 cars and 94 cycles shall be established for use in accordance with policies TPT.20 and TPT.22, Chapter 12 of the Bermuda Plan 2018, prior to the issuance of a Certificate of Completion and Occupancy.

Yours sincerely,

A handwritten signature in blue ink, consisting of a large, stylized loop followed by a horizontal line extending to the right.

The Hon. Diallo Rabain, JP, MP
Minister of Education

cc:

Department of Planning - Director, Assistant Director, Senior Planning Officer – Development Management