

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 building from storage and distribution (Use Class 34) to a dwelling and associated works (Protected Building).

LOCATION: Carfo Store, Le Bouet, St. Peter Port.

APPLICANT: Polyreal Estates

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: 13/03/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 28/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Steve de Vial & Company Ltd: 2016-601-5, 6, Block Layout Plan

Application Ref: FULL/2026/0128

Property Ref: A105350000

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.No development shall begin on site until details of the design, materials of construction and finish of all new windows and doors, to scale of 1:20 with sections at 1:5, have been submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

Reason - To ensure that special attention is paid to protecting the special interest of the protected building under S34 of the Land Planning and Development (Guernsey) Law, 2005.

5.No part of the first floor structure shall be removed until a structural engineers report has been submitted to and approved in writing by the Authority. The structural engineers report shall include: an assessment of the condition of the structure; justification for any removal; and (if necessary) details of any replacement structure. The works shall be carried out only in accordance with the agreed details.

Reason - To ensure that special attention is paid to protecting the special interest of the protected building under S34 of the Land Planning and Development (Guernsey) Law, 2005.

6.The slates shown to be removed on the approved drawings must be carefully removed by hand and stored in a safe and secure location on site. The slates must not be removed from site and must be reinstated to the position shown on the approved drawings, unless agreed in writing by the Authority.

Reason - To ensure that special attention is paid, under S34 of the Land Planning and Development (Guernsey) Law, 2005, to the features relating to the special interest of the protected building so that these are reincorporated into the building.

7.The retained window in the south elevation serving the kitchen shall be fixed and glazed with obscure glass to a minimum level 3 on the Pilkington scale (or

equivalent) which shall thereafter be retained at all times. No changes shall be made to that window nor shall any additional windows be inserted in this elevation.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

8. Prior to occupation of the dwelling hereby approved, the works to infill the apertures in the south and north elevations of the building shall be completed in accordance with the approved plans and shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 12/03/2029 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/2026/0128
Property Ref: A105350000
Valid date: 28/01/2026
Location: Carfo Store Le Bouet St. Peter Port Guernsey GY1 2AW
Proposal: Change of use of building from storage and distribution (Use Class 34) to a dwelling and associated works (Protected Building).

Applicant: Polyreal Estates

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.

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. No development shall begin on site until details of the design, materials of construction and finish of all new windows and doors, to scale of 1:20 with sections at 1:5, have been submitted to and agreed in writing by the Authority. The works shall be carried out only in accordance with the agreed details.

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Reason - To ensure that special attention is paid, under S34 of the Land Planning and Development (Guernsey) Law, 2005, to the features relating to the special interest of the protected building so that these are reincorporated into the building.

7. The retained window in the south elevation serving the kitchen shall be fixed and glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times. No changes shall be made to that window nor shall any additional windows be inserted in this elevation.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

8. Prior to occupation of the dwelling hereby approved, the works to infill the apertures in the south and north elevations of the building shall be completed in accordance with the approved plans and shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

OFFICER'S REPORT

Site Description:

Carfo Store is located on the east side of Le Bouet. The building comprises a two storey warehouse structure constructed in granite with a slate roof and a single storey flat roof structure to the rear (east). The building is set gable on to the road and the building frontage is open to the road and surfaced in tarmac. The building is attached to the adjacent dwellinghouse to the south, and the land associated with that dwelling wraps around the application site to the east, separating the application site from the raised parking area associated with the supermarket complex to the east. The property is also bounded by a residential property to the north.

The building is located in the St Peter Port Main Centre Outer Area and the whole of the building, together with the boundary wall (roadside and north boundary) and railings, is protected.

Relevant History:

FULL/2018/0943 Change of use of building from storage and distribution to a dwelling and alterations to fenestration. Approved 20/06/2018

FULL/2024/0092 Remedial repairs to west (front) and north (side) elevation (Protected Building). Approved 24/02/2024

Existing Use(s):

Storage and Distribution Use Class 22

Brief Description of Development:

Permission is sought to change the use of the building from storage and distribution to a 2bed dwellinghouse. To facilitate the conversion the following alterations are proposed:

- Relay roof covering;
- Replace flat roof to rear and install sun tunnel (position not shown on roof plan);
- Infill high level windows to north elevation of flat roof extension;
- Replace windows to east gable in softwood with sliding sash;
- West elevation:
 - o Replace ground floor timber door with timber and glazed screen;
 - o Replace first floor door with glazed doors and Juliet balcony.
- South elevation:
 - o Infill ground floor window with masonry and finish with stained timber vertically boarded panel.

- Replace high level kitchen window to south elevation, fixed and obscure glazed.
- Infill first floor window to south elevation with masonry and finish with stained timber vertically boarded panel.
- Internal alterations, including the insulation of the roof, upgrade of the first floor, installation of partitions and a staircase.

The existing parking space would be retained at the front of the building, with an adjacent area of “relaxation space”.

A covering letter is submitted providing supporting information.

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

MC2	Housing in Main Centres and Main Centre Outer Areas
MC5(C)	Industry, Storage & Distribution Uses in Main Centres and Main Centre Outer Areas – Change of use
GP5	Protected Buildings
GP8	Design
GP9	Sustainable development

Representations:

None received.

Consultations:

None undertaken.

Summary of Issues:

Impact on the special interest of the protected building;
 Impact on the character and amenity of the area;
 Provision of amenity and parking for the new unit;
 Impact on neighbour amenity.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

This application follows a previous approval in 2018 for conversion of the building for residential purposes, and the submitted plans are similar to those previously approved, with limited alterations relating to the internal layout, reinstatement and

upgrade of the roof and omission of rooflights. Further details have also been provided in respect of lining and insulation to external walls, railings and hardstanding.

There has been no change in legal or policy framework subsequent to that approval and the principle of the proposal therefore remains acceptable in respect of the change of use away from storage and distribution use, under Policy MC5(C), and to residential, under Policy MC2.

In terms of the impacts on the protected building at the site and those adjacent to the site, the proposed development has no negative effect on the special interest of those buildings, in accordance with Policy GP5 and the statutory duties of the Law, subject to conditions relating to the following:

- Details of new windows and doors;
- Details of replacement first floor;
- Replacement of slates.

The proposals would not significantly alter the external appearance of the building in public views, and there would be no adverse impact on the character and amenity of the area.

In this location, which is well connected to both local transport networks and community facilities, it would not be necessary to provide parking for the property. It is noted that the proposed space would be undersized for a standard parking space, however the space is existing and there would be no objection to its retention.

The proposed “relaxation area” would provide a poor level of semi-external amenity for the proposed unit, being located within the building envelope and immediately adjacent to the parking space. Outlook from the building would also be poor, with limited fenestration to the living areas and views from that fenestration directed over parking areas and roads. The internal space is however generous. In this relatively high-density urban area provision of amenity space is commonly limited, and there is good access to the coast. Furthermore, the existing building takes up the majority of the site area, and the structure is protected, restricting the capacity to create additional external amenity space or to alter the fenestration. The conversion would however allow the retention and upgrade of a protected building and, on balance, the limited amenity space that can be provided is considered acceptable in this instance.

The property is bounded by residential properties to the north and south.

The proposals would not alter the scale, massing or form of the existing building, and there would be no change to the impact on the adjacent properties in terms of overshadowing, overbearing or outlook.

The proposal includes the removal of the only windows in the north elevation and would therefore comprise an improvement in respect of the amenity of the property to the north.

The proposal includes the infill of the two large apertures to the south elevation. The only window retained in that elevation would be the small aperture in the south elevation, serving the kitchen associated with the new unit. That window would be fixed shut and obscurely glazed, preventing any potential overlooking of the adjacent property.

The windows to the east gable face over the flat roof associated with the property, towards the public parking area. The proposal would retain the lower window in that elevation, serving the kitchen. However, taking into account the positioning of that window, partially behind the extension, and the height above the ground level of the adjacent amenity space, it is not considered that this retained window would result in significant overlooking of the adjacent residential property.

Confirmation has been received that the proposed development has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

On balance, the proposal would accord with the purpose of the Law, material considerations, statutory duties in respect of protected buildings and relevant planning policies and approval is recommended.

Date: 12/03/2026

