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: Demolish dwelling and outbuildings, erect 2 storey building containing retail unit and flat (Use class 2), install sign to north-west elevation, alteration to boundary wall, relocate vehicle access and associated works. Install replacement gates to retail area.

LOCATION: Longue Rue, Longue Rue, Vale.

APPLICANT: Gaudion Properties Ltd

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: 01/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 20/04/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: A7 Architecture: 25-1667 PD/01A, 02, 03, 04A, 05B, 06A, 07 & Sustainability Statement dated 04/08/2026.

Application Ref: FULL/2026/0602

Property Ref: C020280000+C02028A000

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.Within 6 months of the commencement of the development, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

i) the treatment proposed for all ground surfaces, including hard areas;
ii) full details of tree and hedge planting; and
iii) planting schedules, noting the species, sizes, numbers and densities of plants.

Reason - In the interests of visual amenity.

5.The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 4, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity.

6.Prior to the first use of the hereby approved retail unit, details of the revised layout of the existing hardware store shall be submitted to and approved in writing by the Authority and the revised layout shall be completed in accordance with the approved details.

Reason - To ensure that the proposal results in a reorganisation as opposed to an expansion of the retail element of the business to accord with Policy OC4.

7.The replacement frontage walls forming the south-west and north-west boundaries of the development shall be completed prior to the first occupation of any part of the development or completion of development whichever is the sooner.

Reason - In the interests of visual amenity.

8.The first floor windows in the south-east elevation shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

9.The residential unit shall be fully completed and made available for use prior to the first use of the hereby approved retail unit.

To ensure that the residential unit is completed in a reasonable timeframe and the development does not result in the loss of a residential unit.

10.No external retail display associated with the hardware store shall take place on the land to the south-east of the existing hardware store or to the north-west and north-east of the proposed hardware store.

Reason - To limit external retail display areas to ensure that the proposal results in a reorganisation as opposed to an expansion of the retail element of the business to accord with Policy OC4.

11.The retail premises hereby approved shall only be used for purposes ancillary or ordinarily incidental to the existing retail use of the site as a whole and shall not be used as a separate independent retail use.

To prevent the creation of a separate independent retail unit which would be contrary to Policy OC4.

12.The solar panels shall not be installed until details of their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied or used until the solar panels and all other sustainable design features set out in the A7 Architecture Sustainability Statement dated 04/08/2026 have been installed/completed and made operational.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

13.The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried

out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason - To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 30/09/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0602
Property Ref:	C020280000+C02028A000
Valid date:	20/04/2026
Location:	Longue Rue Longue Rue Vale Guernsey GY6 8DD
Proposal:	Demolish dwelling and outbuildings, erect 2 storey building containing retail unit and flat (Use class 2), install sign to north-west elevation, alteration to boundary wall, relocate vehicle access and associated works. Install replacement gates to retail area.
Applicant:	Gaudion Properties Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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. Within 6 months of the commencement of the development, a landscaping scheme, to include those details specified below, shall be submitted to and agreed in writing by the Authority:

i) the treatment proposed for all ground surfaces, including hard areas;
ii) full details of tree and hedge planting; and
iii) planting schedules, noting the species, sizes, numbers and densities of plants.

Reason - In the interests of visual amenity.

5. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition 4, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - In the interests of visual amenity.

6. Prior to the first use of the hereby approved retail unit, details of the revised layout of the existing hardware store shall be submitted to and approved in writing by the Authority and the revised layout shall be completed in accordance with the approved details.

Reason - To ensure that the proposal results in a reorganisation as opposed to an expansion of the retail element of the business to accord with Policy OC4.

7. The replacement frontage walls forming the south-west and north-west boundaries of the development shall be completed prior to the first occupation of any part of the development or completion of development whichever is the sooner.

Reason - In the interests of visual amenity.

8. The first floor windows in the south-east elevation shall be glazed with obscure glass to a minimum of level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

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

9. The residential unit shall be fully completed and made available for use prior to the first use of the hereby approved retail unit.

Reason - To ensure that the residential unit is completed in a reasonable timeframe and the development does not result in the loss of a residential unit.

10. No external retail display associated with the hardware store shall take place on the land to the south-east of the existing hardware store or to the north-west and north-east of the proposed hardware store.

Reason - To limit external retail display areas to ensure that the proposal results in a reorganisation as opposed to an expansion of the retail element of the business to accord with Policy OC4.

11. The retail premises hereby approved shall only be used for purposes ancillary or ordinarily incidental to the existing retail use of the site as a whole and shall not be used as a separate independent retail use.

Reason - To prevent the creation of a separate independent retail unit which would be contrary to Policy OC4.

12. The solar panels shall not be installed until details of their construction has been submitted to and agreed in writing by the Authority. Thereafter the development shall not be occupied or used until the solar panels and all other sustainable design features set out in the A7 Architecture Sustainability Statement dated 04/08/2026 have been installed/completed and made operational.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

13. The development hereby permitted shall be carried out in accordance with the Site Waste Management Plan submitted as part of this application, and no part of the development shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out fully in accordance with the agreed Site Waste Management Plan. Where there has been any variation from the Site Waste Management Plan as originally submitted, the report shall highlight and detail the reasons for this.

Reason - To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

OFFICER'S REPORT

Site Description:

The site consists of a traditional 2½ storey dwelling fronting onto Longue Rue. The dwelling is under the same ownership as and is adjacent to the R H Gaudion and Sons Ltd retail site which consists of a fuel service station and forecourt shop, hardware and DIY centre, garden and fencing centre and animal and pet feed centre.

The site is Outside of the Centres. A parcel of land to the north-west of the fuel service station is the subject of an Area Tree Protection Order.

Relevant History:

11/09/2025 - PREA/2025/1216 - Demolish existing dwelling and replace with retail unit and residential accommodation.

10/07/2023 – FULL/2023/0743 – Permission granted for the change of use of agricultural land to car park area with associated landscaping (979 sqm).

Existing Use(s):

Residential use class 1: dwelling house
Retail

Brief Description of Development:

Planning permission is requested to demolish dwelling and outbuildings and erect a 2 storey building containing a retail unit and a 2 bedroom flat, install sign to north-west elevation, alterations to boundary wall including relocate vehicle access and install replacement gates to retail area.

The building is of a contemporary design and would comprise of a mix of flat roofs and a standing seam zinc clad mono-pitch roof, with a mix of black corrugated metal cladding, natural timber cladding and rendered walls.

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

OC4: Retail Outside of the Centres
GP8: Design
GP9: Sustainable Development
GP13: Householder Development
IP6: Transport infrastructure and support facilities
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Representations:

None

Consultations:

None

Summary of Issues:

The main issues in deciding this application are:

1. Whether the principle of the development is acceptable.
2. Design and impact of the development on the character and appearance of the area.
3. The impact of the development on the amenity of people living in the area.
4. Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.

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).

Whether the principle of the development is acceptable

The Strategic Land Use Plan provides direction with regard to the concentration of retail activity within the Island. In this respect, the Island Development Plan seeks to focus retail primarily in the Main Centres to help reinforce them as the Island's main locations for a mix of complementary activities, including shopping. In accordance with the Strategic Land Use Plan, the Island Development Plan makes limited provision for convenience retail within the Local Centres in order to ensure these are protected and enhanced as sustainable places to live.

IDP Policy OC4 does allow for small scale works to existing convenience and comparison retail premises Outside of the Centres. In general terms, proposals of a limited scale are supported to provide for minor alterations to facilitate the continuation of the existing retail use at its current level of operation, in order to not adversely affect the vitality of the Main Centres and Local Centres.

It is explained in the supporting letter that the proposed development is not intended or proposed to expand the existing business beyond its current retail offering but rather it is required to enable some of the existing product lines (power tools and sundry items specifically) currently displayed and stored in cramped, unsatisfactory conditions within the existing hardware and DIY Centre to be decanted. Additionally, it is stated that this will enable a more effective display of those product lines in a dedicated retail space also enabling regular trade events to be held indoors rather than outside as at present, which leaves them vulnerable to bad weather. It is also mentioned that it will enable accessible retail aisles and will make the business more resilient by supporting the continuous supply of imported supplies for the construction industry and local community. A photographic survey has been submitted as part of the application which shows the existing retail and storage areas for the hardware store. The agent has confirmed that the majority of

existing items displayed outside of the hardware store will be relocated indoors, except for a selection of the largest ladders, metal incinerator bins and plastic Gorilla dustbins, which would continue to be displayed to the north-east of the existing hardware store. In addition, details of the breakdown of the existing uses, the proposed area and the percentage increases has been submitted, together with an indicative proposed layout for the existing hardware store, including improved aisle spacings.

The proposed additional retail, storage and staff amenity space takes up a large proportion of the proposed building (over approximately 70%). However, given the site comprises a well-established existing business with substantial existing areas of retail space, the overall increase in indoor retail and storage floor space (including staff amenity) is limited when considered in context of the site as a whole (13.4%). When looking at retail (indoor) floor space specifically, this represents a 20.5% increase and storage (indoor) is just 5.7%.

Justification has been provided by the agent to explain the reasons for the proposed retail extension, and it has been made clear that it is not the intention to expand the existing business beyond its current retail offering but rather the additional retail space will support the existing business (the hardware store) to effectively display its products, enable accessible retail aisles and to undertake indoor trade events (outdoor events already occurring outside). It is also stated that this will make the business more resilient by supporting the continuous supply of imported supplies for the construction industry and local community. Therefore, whilst there is an additional retail and storage space proposed, this increase is limited when considered in context of the site as a whole and the evidence provided has demonstrated that this would amount to a reorganisation as opposed to an expansion of the retail element of the business. Given this is already an established existing retail business and the proposals do not seek to expand the current retail offering, the proposal is unlikely to have a significant impact on the potential comparison retail offering of Main Centres and in that respect the proposal would not be contrary to the intent of the policies. It is recommended that planning conditions are applied to ensure that the proposed retail use remains ancillary to the existing use of the site as a whole and to limit external retail display areas to ensure that the proposal results in a reorganisation as opposed to an expansion of the retail element of the business.

On balance, in this particular case, there is scope to consider the proposals are of a limited scale comprising minor alterations to facilitate the continuation of the existing retail use at its current level of operation, when the proposals are considered in context of the site as a whole, in accordance with Policy OC4.

The proposal includes the demolition of an existing dwelling and in principle its replacement on a one for one basis could be considered under Policy GP13.

Design and impact of the development on the character and appearance of the area
The existing dwelling and roadside walls make a positive contribution to the character and appearance of the area. The contemporary design of the proposed dwelling and retail unit would contrast with the style of dwellings within the area but considering the industrial nature of the adjacent retail site, it would not look out of context. The property is not within a Conservation Area and considering the flexibility and personal choice in design matters in less sensitive areas such as this, the proposal is unlikely to have an adverse effect on the character and appearance and would not conflict with Policies GP8 and GP13. Landscaping, including tree planting, within the frontage to soften the visual impact of the development would be beneficial, this can be dealt with by condition.

The loss of the existing traditional roadside walls is unfortunate but the retention of these walls would not reflect the contemporary design of the replacement building and their replacement as proposed is unlikely to have a significant adverse effect on the character and appearance of the area.

The impact of the development on the amenity of people living in the area
The proposal will result in an increase in mass close to the neighbouring property to the south-east and will include two, 1st floor windows facing towards the neighbouring property. However, the first floor windows are proposed to be obscure glazed and would serve a bathroom and stairwell and together with the degree of overlooking from existing windows and the layout of the neighbouring property, the proposal is unlikely to result in a material adverse effect on the amenities of neighbouring residents.

Whether the development would result in a satisfactory living environment for the occupiers of the new dwellings.
The proposed dwelling substantially exceeds the Guernsey Technical Standards minimum internal space standards and exceeds the best practice minimum internal space standards. The dwelling would provide adequate daylight, sunlight and privacy. The dwelling has access to a balcony and a small amenity space within the frontage. Overall the dwelling is likely to provide an adequate living environment.

Other Matters
The alterations to the retail and residential access would enhance road safety through improvements to sightlines and reducing the need for vehicles to cross the centre line of the highway when exiting in a southerly direction. Adequate car and bicycle parking is included for the residential unit and the proposal is unlikely to result in any significant road safety or traffic management concerns. The proposal accords with Policies IP6, IP7, IP9 and the adopted Parking Standards.

The application is supported by a Sustainability Statement which sets out how the development has been designed to take into account sustainable design principles and it includes the installation of solar PV panels. A Waste Management Plan has been submitted detailing how waste is to be minimised and managed. Overall the

layout and form of the development and the information submitted is sufficient to demonstrate that the development has been designed to take into account the use of energy and resources, in accordance with Policy GP9.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

It is recommended that the application is approved, subject to conditions.

Date: 22/09/2026