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 existing extensions and outbuildings to east (rear) elevation (retrospective) and alteration to shop front to north elevation.

LOCATION: Bougourd & Harry, Vale Avenue, Vale.

APPLICANT: Lotus Property 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: 09/10/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: LP.26.17 - 05, 06 & 07

Application Ref: FULL/2026/1263

Property Ref: C007060000

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.

Expiry Date: This permission will cease to have effect on 08/10/2029 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/2026/1263
Property Ref:	C007060000
Valid date:	01/09/2026
Location:	Bougourd & Harry Vale Avenue Vale Guernsey GY3 5TF
Proposal:	Demolish existing extensions and outbuildings to east (rear) elevation (retrospective) and alteration to shop front to north elevation.
Applicant:	Lotus Property Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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OFFICER'S REPORT

Brief Description of the site:

Notwithstanding the site shown on the site and block plans submitted, the 'Bougourd and Harry' site comprises an open storage yard to the south which houses specialised gas cylinders, a workshop to the east of the site consisting of Pitstop Tyres, and a couple of large warehouses to the north, with a retail unit at ground floor level to the west, fronting onto Value Avenue, with ancillary office provision at first floor level.

The eastern half of the site is located within a Key Industrial Area and Main Centre Outer Area, while the western side of the site is located outside of the Key Industrial Area, as designated in the Island Development Plan. The whole of the site is located within a Main Centre Inner Area.

The site appears to consist of a mix of retail and general industry following a recent Property Search.

The application focuses on the retail unit fronting onto Value Avenue. Planning permission is sought to demolish two lean-to extensions and an outbuilding to the rear (east) of the building and make alterations to the shop front to the north elevation.

Following a site visit to the premises, it was observed that the extensions and an outbuilding to the rear of the building had been demolished retrospectively and made good. In response, the applicant has paid an additional fee as part of the works are retrospective.

The proposed development seeks to enable Lotus Pools to operate from the retail premises.

Relevant History:

Reference No	Description	Decision	Date
FULL/2026/1251	Demolish existing warehouse, erect replacement warehouse to north-east of site.	Pending	2026
FULL/2022/2229	Erect canopy over existing cylinder store and infill existing gates to south of site.	Granted	2023
FULL/2011/0983	Form new door on south elevation	Granted	2011
FULL/2009/1354	Replace shop windows	Granted	2009
PAPP/2001/2915	Replace roof covering and rooflights.	Granted	2001

Existing Use(s):

General retail.
General Industry.

Assessment: *(Tick as appropriate)*

no representation	✓	visual amenity acceptable	✓
accords with policy	✓	no material neighbour impact	✓
within curtilage	✓	traffic not affected	✓
design acceptable	✓		

Policies considered most relevant:

MC6 Retail in Main Centres
GP8 Design
GP9 Sustainable Development

Conclusion/Brief comment:

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.

As set out in Policy MC6, "*Within the Main Centres, new convenience and comparison retail provision will be supported and encouraged. Proposals to extend, alter or redevelop existing retail premises will also be supported providing they accord with all other relevant policies of the Island Development Plan.*"

The former structures to the rear of the building were small and appear to be mid-to-late twentieth century additions. The removal of the structures are considered insignificant to the operation of the retail unit as a whole, and appeared to be in a dilapidated condition. Consequently, their removal is supported under Policy MC6 and GP8.

Towards the front of the building, the alterations to the shop front are located on the northern elevation of a projecting flat roof extension of the building, again built sometime in the mid-to-late twentieth century. The works therefore do not affect the principal (west) elevation of the retail unit.

The windows and doors to the front of the building vary in styles and design. The site is located outside of a Conservation Area and the works proposed are considered reasonable and justified given the size of products on display in the showroom which will require manoeuvring in and out of the store on occasion. The design of the bi-fold doors is also acceptable and will not cause unacceptable harm to the character and appearance of the surrounding area to reasonably justify refusal, despite altering the apertures found on this elevation and introduction a new style of door to the shopfront.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies; it is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:
Grant with Conditions ☑

Date: 09/10/26