

# Island of Guernsey



## Ordinance of the States **XX**

**1972**

Made ... .. 26th April, 1972.  
Coming into Operation ... 1st May, 1972.

### **The Island Development (Exemptions) (Guernsey) Ordinance, 1972**

THE STATES, in exercise of the powers conferred upon them by section one of the Island Development (Amendment) (Guernsey) Law, 1972(a), hereby order:—

1. A person shall not require permission in pursuance of the provisions of Part III of the Island Development (Guernsey) Law, 1966, as amended (hereinafter referred to as "the principal Law") (b)—

Develop-  
ment  
permission  
not required  
for certain  
works.

- (a) to carry out any development or other work specified in paragraph 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 or 11 of the Schedule to this Ordinance in any area of the Island other than in a Green Zone,
- (b) to carry out any development or other work specified in paragraph 12 or 13 of the said Schedule in any area of the Island other than in a White Area or a Green Zone,

(a) No. I of 1972.

(b) Ordres en Conseil Vol. XX, p. 276; No. XVIII of 1970.

(c) to carry out any development or other work specified in paragraph 14 or 15 of the said Schedule in any area of the Island,

in the circumstances and subject to the conditions, if any, respectively specified in the said paragraphs in addition to the condition applicable to each class or description of development or other work specified in the said Schedule, namely, that the development or other work does not involve the lopping or felling of any tree.

Lopping or  
felling of  
trees.

2. Notwithstanding the provisions of the last preceding section, a person shall not require permission in pursuance of the provisions of Part III of the principal Law to lop or fell any tree in any area of the Island in accordance with the requirements of good husbandry after the expiration of five years from the date on which permission was last granted in pursuance of the provisions of the said Part III in relation to the land on which the tree concerned is situate.

Interpreta-  
tion.

3. In this Ordinance, except where the context otherwise requires, the following expressions have the meanings hereby respectively assigned to them, that is to say:—

“agricultural purposes” includes all purposes directly connected with the use of land as arable, meadow or pasture land;

“Green Zone” means any area shown and delineated on the Outline Development Plan and thereon coloured green;

“the Outline Development Plan” means the Outline Development Plan prepared by the Island Development Committee in accordance with the provisions of subsection (1) of section

four of the principal Law and approved by the States on the twenty-seventh day of November, nineteen hundred and sixty-seven, which Plan for the purpose of identification was signed by the President of the States on the twenty-seventh day of November, nineteen hundred and sixty-seven, and lodged at the Greffe;

“glasshouse” includes any structure which would be a glasshouse were it not for the fact that in the construction thereof translucent material other than glass is used instead of glass;

“conservatory” means a glasshouse which is adjacent to and is intended for use and is used otherwise than for profit in connection with a dwelling house;

“public highway” has the same meaning as in the principal Law;

“road” means a public highway and a service road;

“service road” means any road, path or way not maintained at public expense which is laid out or constructed for the purpose of giving access or improved access to two or more dwelling houses;

“White Area” means any area shown and delineated on the Outline Development Plan and thereon coloured white including the area hatched in red but does not include any such area within a continuous blue, brown or red line.

4. This Ordinance may be cited as the Island Citation. Development (Exemptions) (Guernsey) Ordinance, 1972.

Commence-  
ment.

5. This Ordinance shall come into force on the first day of May, nineteen hundred and seventy-two.

## SCHEDULE

Section one

*Development or other work for which permission is not necessary subject to conditions*

1. The construction of a catch-pit and an oil storage tank on condition that no part of the catch-pit or oil storage tank is less than thirty feet from a road and not more than six feet in height.
2. The construction of a water storage tank below ground level, at ground level or on a stand the height of the total structure being not more than six feet above the level of the ground on condition that no part of the water storage tank or stand is less than thirty feet from a road.
3. The construction of sanitary accommodation for use by persons working in a group of glasshouses on any growing property on condition that—
  - (a) the sanitary accommodation has a floor area of not more than one hundred square feet and is not more than eight feet in height; and
  - (b) no part of the sanitary accommodation is less than thirty feet from a road and is not situate between a road and the building line of the glasshouse among those which it is serving which is nearest the road.
4. The construction of a glasshouse on condition that—

- (a) the glasshouse does not exceed thirty-two feet in width or sixteen feet in height to the ridge; and
- (b) the glasshouse is in replacement of an existing glasshouse to be demolished being of the same length and situate in the same position; and
- (c) no part of the first-mentioned glasshouse is less than thirty feet from a road.

5. Re-covering the roof of a building, other than a semi detached building or a building which forms part of a terrace, with materials of a similar colour and texture to the existing materials.

6. The re-construction of a detached conservatory or a glasshouse, the floor area of which does not exceed two hundred square feet, on the same, or substantially the same, site within the curtilage of a dwelling house on condition that the conservatory or glasshouse is not situate in front of the building line of the dwelling house.

7. The construction of an external water closet attached to or within six feet of the rear of a detached dwelling house.

8. The construction of party or division walls between the curtilages of dwelling houses or rear boundary walls on condition that—

- (a) the walls are not more than three feet and six inches in height; and
- (b) the walls are constructed of stone, brick work or blockwork (but not perforated precast ornamental screen units); and

- (c) the party or division walls do not extend in front of the building line of either of the dwelling houses which they divide; and
- (d) the construction would not contravene any condition of any permission granted under Part III of the principal Law; and
- (e) permission to construct the walls under the said Part III had not been refused prior to the coming into force of this Ordinance.

9. The construction of party or division fences between the curtilages of dwelling houses or rear boundary fences on condition that—

- (a) the fences are not more than four feet in height; and
- (b) the fences are constructed of chain link fencing on timber, concrete or metal posts; and
- (c) the party or division fences do not extend in front of the building line of either of the dwelling houses which they divide; and
- (d) the construction would not contravene any condition of any permission granted under Part III of the principal Law in respect of the houses concerned; and
- (e) permission to construct the fences under the said Part III has not been refused prior to the coming into force of this Ordinance.

10. The construction of new farm gates and the provision of openings not less than thirty feet from the public highway, the replacement of existing farm gates in any position and the provision of field fences for agricultural purposes.

11. The provision of waste, vent or stack pipes in connection with the installation or improvement of sanitary facilities in a building on condition that they are not provided on the front or exposed gables of the building and that no structural alterations likely to alter the external appearance of the building are involved.

12. The construction of a boiler house chimney for a boiler used for heating a glasshouse on condition that the chimney is not more than thirty-five feet in height and no part thereof is less than thirty feet from a road.

13. The construction of a boiler house for a boiler used for heating glasshouses on condition that—

- (a) the boiler house has a floor area of not more than two hundred square feet; and
- (b) the boiler house is not more than twelve feet in height (excluding any chimney attached thereto); and
- (c) no part of the boiler house is less than thirty feet from a road and is not situate between a road and the building line of the glasshouse among those which it is serving which is nearest the road.

14. The construction of a catch-pit around an existing oil storage tank.

15. Replacing a corrugated iron roof of a building with a roof of slates, tiles or corrugated asbestos or replacing a corrugated asbestos roof of a building with a roof of slates or tiles.

R. H. VIDELO,

Her Majesty's Greffier.