

ORDINANCE
OF THE STATES OF DELIBERATION

ENTITLED

The Land Planning and Development (Exemptions)
Ordinance, 2023 *

[CONSOLIDATED TEXT]

NOTE

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* No. II of 2023; as amended by the Land Planning and Development (Exemptions) (Amendment) Regulations, 2024 (G.S.I. No. 91 of 2024).

ORDINANCE

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The Land Planning and Development (Exemptions) Ordinance, 2023

ARRANGEMENT OF SECTIONS

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2. Interpretation and construction.
3. Amendment of the Land Planning and Development (Use Classes) Ordinance, 2017.
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SCHEDULE 1 Exempt Development.

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1.
 - Part I Descriptions of properties.
 - Part II Interpretation of Schedule.

(Made on 29th March, 2023.)

The Land Planning and Development (Exemptions) Ordinance, 2023

THE STATES, in pursuance of their Resolutions of the 15th December, 2021^a and the 29th March, 2023^b, and in exercise of the powers conferred upon them by sections 13(4) to (6), 28, 78(1)(a) and 89 of the Land Planning and Development (Guernsey) Law, 2005^c, and of all other powers enabling them in that behalf, hereby order: –

Exempt development.

1. (1) Subject to subsections (4) and (5), planning permission is not required for the carrying out of any development specified in Schedule 1 in the circumstances, and subject to the provisos if any, specified in relation to that development in Schedule 1 and in subsections (2) and (3).

(2) The proviso referred to in subsection (1), is that the total area of ground within the curtilage of the dwelling-house, covered by development comprising the erection of a new structure and falling within any one or more of –

- (a) paragraphs 9 to 15 (porch, extension, garden structure, shed, glasshouse, garage, other outbuilding, car port or hard-surfaced areas),
- (b) paragraph 19 (swimming or other pool), and

^a Article No. IX of Billet d'État No. XXV of 2021.

^b Article No. VII of Billet d'État No. IV of 2023.

^c Order in Council No. XVI of 2005; this enactment has been amended.

- (c) paragraphs 34 (external steps) and 36 (external ramp),

of Class 1 to Schedule 1 (development within the curtilage of a dwelling-house), including that to be constructed, does not exceed 50% of the total area of the curtilage (excluding the ground area of the dwelling-house as it was originally constructed).

(3) The proviso referred to in subsection (1), is that the total area of ground, within the curtilage of the flat or the building containing flats, covered by development comprising the erection of a new structure and falling within any one or more of –

- (a) paragraphs 8 to 10 (porch, hard-surfaced areas or construction of external steps), and
- (b) paragraph 18 (external ramp),

of Class 2 to Schedule 1 (development within the curtilage of a flat or a building containing flats), including that to be constructed, does not exceed 50% of the total area of the flat or building containing flats as it was originally constructed.

(4) Subsection (1) does not apply in relation to the carrying out of any development –

- (a) in relation to, or
- (b) within the curtilage of,

a protected building or protected monument except where there is a specific reference in Schedule 1 to such development.

(5) For the avoidance of doubt, subsection (1) does not operate to

exclude the development specified in Schedule 1 from requirements imposed under any building regulations.

(6) Where under any provision of Schedule 1 more than one proviso is attached to an exemption, the exemption applies only if all of those provisos are fulfilled.

(7) The Authority may by Regulations amend Schedule 1 for the purpose of amending, substituting, omitting or adding any proviso to an exemption in that Schedule.

NOTE

The following Ordinance has been made under section 1:

Land Planning and Development (Exemptions) (Amendment) Regulations, 2024.

Land Planning and Development (Exemptions) Ordinance, 2023

Interpretation and construction.

2. (1) In this Ordinance, unless the context requires otherwise –

"agriculture" includes dairy farming, livestock breeding and keeping, horticulture, fruit growing, seed growing, the use of land as arable land, an orchard or as grazing or pasture land, osier land, meadow land, market gardens and nursery grounds; and for the avoidance of doubt, a reference to **"agriculture"** or to any matter or use included within it in this definition includes any such matter or use whether or not carried on as a trade or business,

"agricultural purposes" includes all purposes directly connected

with the use of land –

- (a) for agriculture, or
- (b) land treated as land used for agriculture in accordance with section 45A (glasshouse land etc.) of the Law,

but, for the avoidance of doubt, does not include any purposes connected with the use of land as a garden (other than a market garden),

"altered opening" means an opening that is being altered only to make minor alterations to accommodate a replacement door, window, roof-light, roof-lantern or sun tunnel,

"bike barn" means a structure which is designed and used for the shelter or storage of a bicycle, scooter, motorbike, mobility scooter or motorised wheel chair or other small vehicle but not for a car, van, lorry, caravan, motor-home or other large vehicle,

"boarding permit" means a permit granted by the States Committee for Economic Development under and for the purposes of the Tourist Law, 1948^d,

"building containing flats" means the communal parts, roof and external walls of a building containing flats,

"cycle" or **"bicycle"** includes a tricycle and an electric bicycle or electric tricycle,

^d Ordres en Conseil Vol. XIII, p. 329; this enactment has been amended.

"cabrio-roof-light" means a roof-light which opens to form a balcony or outlook area with a rail or balustrade projecting beyond the existing roof,

"the Data Protection Law" means the Data Protection (Bailiwick of Guernsey) Law, 2017^e,

"development" shall be construed in accordance with section 13(1) of the Law and Part I of the Land Planning and Development (General Provisions) Ordinance, 2007^f,

"display" in relation to an advertisement or sign includes attaching to or painting or otherwise exhibiting on any structure or placing on land,

"dormer" means a projecting upright window in a sloping roof, the height of which is lower than the apex of the roof from which it projects,

"drain" has the meaning given by section 29(1) of the Sewerage (Guernsey) Law, 1974^g,

"dwelling-house" does not include a flat, a building containing flats or a building the use of which falls within use class 6 (premises in multiple occupation),

"exempt development" means development which is exempted from the requirement for planning permission in accordance with section 1(1),

"2007 Exemptions Ordinance" means the Land Planning and

^e Order in Council No. VI of 2018; this enactment has been amended.

^f Ordinance No. XXI of 2007; this enactment has been amended.

^g Ordres en Conseil Vol. XXIV, p. 372; this enactment has been amended.

Development (Exemptions) Ordinance, 2007^h,

"existing opening" does not include an altered opening,

"extension" means a structure, other than a porch or car port, which is attached to, and used primarily for the non-commercial purposes of, a dwelling-house,

"flat" means a self-contained dwelling comprising part of a building and laying wholly or partly above or below some other part of that building including –

- (a) that part of the building forming the external walls immediately outside the flat, and
- (b) any part of the roof of the building which only serves the flat,

"glasshouse" means a structure made predominantly of glass or other transparent or translucent material, which is not attached to a dwelling-house, and which is designed and used for growing plants,

"glazing" includes glazing comprised of perspex or other plastics,

"ground reinforcement system" means a system installed for the purpose of reinforcing the ground which includes a plastic grid which may be filled with gravel or earth,

"hard-surfaced area" does not include an area covered by artificial

^h Ordinance No. XXIII of 2007; this enactment has been amended.

grass,

"hedge" includes part of a hedge but, for the avoidance of doubt, does not include an earthbank below a hedge,

"highway" means any –

- (a) vehicular or pedestrian road, street, lane or clos, track or path, however named, used by the public, and
- (b) any private vehicular road, street, lane or clos, however named,

"insulated render system" means a system for insulating external walls of buildings which is installed on the outside of a building and the final external surface of which is comprised of render,

"Island Development Plan" means the Development Plan, entitled the Island Development Plan November, 2016, comprising the Written Statement and Proposals Map adopted by the States on 2nd November, 2016 as amended or replaced from time to time under the Law,

"LA90 level" means the average noise level, including low frequency sounds, for 90% of the measurement period,

"landscape feature" includes –

- (a) a tree, hedge, shrub or area of planting which forms a significant feature in the immediate landscape,

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- (b) a tree, hedge, shrub, area of planting or other feature in the landscape which was planted in compliance with a condition of a planning permission, and
- (c) only for the purposes of Classes 7 and 10 to Schedule 1 –
 - (i) street furniture within the meaning of paragraph 12(3) of Class 7 to Schedule 1, and
 - (ii) an art work installed for the benefit of –
 - (A) the public, or
 - (B) residents of a particular locality, highway or block of flats,but, for the avoidance of doubt, not solely for the benefit of the residents of a single dwelling,

"the Law" means the Land Planning and Development (Guernsey) Law, 2005,

"Main Centre" means the inner areas of Town and the Bridge –

- (a) as described, under "Main Centre" in paragraph 1.4.13 of the Island Development Plan, and
- (b) which lie within the Main Centre Inner Boundary of Town and the Bridge as described, and marked by a

brown boundary line, on the Proposals Map forming part of the Island Development Plan,

"natural stone" does not include reconstituted stone,

"noise sensitive building" means a building or part of a building comprising –

- (a) a dwelling-house, flat, building containing flats or a building the use of which falls within use class 6 (premises in multiple occupation),
- (b) a school within the meaning of section 1(1) of the Education (Guernsey) Law, 1970ⁱ, college of further education or other establishment where courses of study are carried on,
- (c) a nursing home or a residential home within the meaning of the Nursing Homes and Residential Homes (Guernsey) Law, 1976^j,
- (d) a hospital, or
- (e) a residential home for children or other establishment used for residential purposes not falling within paragraphs (a) to (d),

"non-domestic building" means a building (other than an

ⁱ Ordres en Conseil Vol. XXII, p. 318; this enactment has been amended.

^j Ordres en Conseil Vol. XXVI, p. 71; this enactment has been amended.

outbuilding) which is used for a use not falling within any of use classes 1 to 6 (residential use classes),

"notified" means notified in writing,

"operational area" means, in relation to each place referred to in paragraphs 6 to 10 of Class 7 to Schedule 1, that part of the place which is used for purposes connected with its operation as such a place,

"outline permission" means planning permission subject to the reservation of particular matters for subsequent approval,

"positioned at a high level", where used in relation to a window or door, means a door or window the whole of which is positioned more than 1.7 metres above the floor level (not including any floor covering) of the floor on which it is installed,

"protected tree" means any tree, group or area of trees or woodlands in relation to which a tree protection order has been made,

"public" includes any section of the public,

"public highway" means any vehicular or pedestrian road, street, lane or clos, track or path, however named, used by the public,

"public sewer" has the meaning given by section 29(1) of the Sewerage (Guernsey) Law, 1974,

"public utility service" means the supply to the public of water, gas, electricity, telecommunications or sewerage disposal services,

"render" does not include an insulated render system,

"roof-lantern" means a structure, comprised primarily of glazing, which increases the height of, and allows light into, a room,

"roof-light" means a window, in the same alignment as a roof slope, which does not project more than 30 centimetres from that roof slope,

"scooter" includes an electric scooter,

"sewer" has the meaning given by section 29(1) of the Sewerage (Guernsey) Law, 1974,

"solar product" means –

- (a) solar photovoltaic equipment, including, without limitation, solar tiles,
- (b) solar thermal equipment, including, without limitation, a solar hot water collector, or
- (c) any other description of equipment designed to capture energy from the sun which is approved in writing by the Authority for the purposes of this definition,

"SUDs" means a system for managing rainwater, snow and other precipitation, which –

- (a) operates so that rainwater, snow and other precipitation percolates through it into the ground on the site on which the system is located,

- (b) does not form part of a public sewer or a natural watercourse, and
- (c) is designed with the aim of –
 - (i) reducing damage from flooding,
 - (ii) improving water quality,
 - (iii) protecting and improving the environment,
 - (iv) protecting health and safety, and
 - (v) ensuring the stability and durability of drainage systems,

"sun tunnel" means a skylight with a highly reflective tunnel attached to it which channels light from the roof of a building into an area of the building below,

"timber" includes composite materials which have the appearance of wood but are comprised of wood fibre and other materials,

"use class" means a class of uses identified as such by Ordinance of the States under section 13(6) of the Law^k,

"waste" has the meaning given by section 73(5) of the Environmental

^k The current use classes are identified in the Land Planning and Development (Use Classes) Ordinance, 2017.

Pollution (Guernsey) Law, 2004¹.

(2) For the purposes of construction of Schedule 1 to this Ordinance, unless the context requires otherwise –

- (a) a reference to an "**existing**" structure or other feature or an "**existing**" use includes only a structure or other feature in place or a use carried on immediately before commencement of the new development, work or use concerned, and not created or carried on in breach of the Law,
- (b) a proviso that there is only a specified number of a structure or other feature (however worded) refers to the circumstances on completion of the new development concerned,
- (c) a proviso that something is "**not within**" a specified site, area, distance of any boundary or highway, or curtilage means that no part of it is within that site, area, distance or curtilage,
- (d) in a proviso limiting the floor or base area of any structure all necessary measurements are to be taken internally,
- (e) a maximum height or projection or maximum increase in height, in each case, however worded, means that no part of the structure or feature concerned is to exceed

¹ Order in Council No. XIII of 2004; this enactment has been amended.

that maximum in height or projection or maximum increase in height except where such a maximum is expressly required only in relation to a particular part of such a structure or feature,

- (f) in a proviso that a structure or other feature is not within a specified distance of any boundary or highway all necessary measurements are to be taken from the outside face of that structure or other feature and not from any drain, pipes or other fittings to that structure or feature,
- (g) an exemption which exempts the installation of anything on, or within the curtilage of, a dwelling-house includes, for the avoidance of doubt, the installation of the same in the garden or other land forming the curtilage of the dwelling-house or on an outbuilding or other structure within that curtilage,
- (h) a reference to a solar product being of the same product type (however worded) means that the solar products are –
 - (i) all of the same specific type of solar product (for example, all solar PV panels, solar tiles or solar water collectors or all of a particular product which falls with a description approved in writing by the Authority under paragraph (c) of the definition of "**solar product**"), and

- (ii) all of the same design or one which the Authority has approved in writing as being similar.

Amendment of the Land Planning and Development (Use Classes) Ordinance, 2017.

3. (1) The Land Planning and Development (Use Classes) Ordinance, 2017^m is amended as follows.

(2) In the table relating to Residential use classes in Schedule 1 (use classes), in the second column of the entry relating to Residential use class 5, delete the words "and carried on in not more than two rooms".

Amendment of the Land Planning and Development (Visitor Accommodation) (Amendment etc.) Ordinance, 2021.

4. (1) The Land Planning and Development (Visitor Accommodation) (Amendment etc.) Ordinance, 2021ⁿ is amended as follows.

(2) In section 3 (further modification of section 48(4) of the Law in relation to certain changes of use from a visitor economy use to certain residential uses) –

- (a) in subsection (1), for "Class 9A to the Schedule" substitute "Class 12 to Schedule 1",
- (b) in subsection (2) –

^m Ordinance No. IV of 2017; this enactment has been amended.

ⁿ Ordinance No. XII of 2021; this enactment has been amended.

- (i) for "31st January, 2023" substitute "31st January, 2024" and
- (ii) for "Class 9A of the Schedule" substitute "Class 12 to Schedule 1".

(3) In section 4 (interpretation), in the definition of "the Exemptions Ordinance", for "2007" substitute "2023".

Repeals, transitional provision and saving.

5. (1) The Land Planning and Development (Exemptions) Ordinance, 2007, the Land Planning and Development (Exemptions) (Amendment) Ordinance, 2018^o, section 1 of the Land Planning and Development (Visitor Accommodation) (Amendment etc.) Ordinance, 2021 and section 1 of the Land Planning and Development (Visitor Accommodation) (Amendment) Ordinance, 2022^P are repealed.

(2) The lawfulness of any development carried out before the commencement of this Ordinance without the permission of the Authority but in accordance with the 2007 Exemptions Ordinance is not affected by the repeal of that Ordinance, and any such operational development commenced but not completed may be continued provided that it is completed within 12 months of that repeal and in accordance with the 2007 Exemptions Ordinance.

(3) For the avoidance of doubt, any change of use or notification made in accordance with paragraph 1 or 2 to Class 9A to the Schedule to the 2007 Exemptions Ordinance is, on and from the commencement of this Ordinance, to be treated as if made under the corresponding provision in paragraph 1 or 2 to Class 12

^o Ordinance No. XVIII of 2018.

^P Ordinance No. I of 2022.

to Schedule 1 to this Ordinance.

(4) In this section "**operational development**" means any development other than a material change of use.

Citation.

6. This Ordinance may be cited as the Land Planning and Development (Exemptions) Ordinance, 2023.

Commencement.

7. This Ordinance shall come into force on the 29th March, 2023.

SCHEDULE 1
EXEMPT DEVELOPMENT

Section 1(1)

CLASS 1
DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLING-HOUSE

Alterations to an external wall of a dwelling-house or an outbuilding.

1. Alterations to an external wall of a dwelling-house, or the external wall of an outbuilding within the curtilage of a dwelling-house, consisting of rendering, removing render or cladding in natural stone, timber or cement boards, provided that –

- (a) in the case of the cladding or rendering for the first time of an external wall, the development is not carried out in relation to any building which is –
 - (i) substantially constructed before 1900, or
 - (ii) attached to the dwelling-house in question where that dwelling-house is substantially constructed before 1900,
- (b) in the case of the cladding for the first time of an external wall, the dwelling-house or the outbuilding, on which the alterations are carried out, is not within a conservation area.

Satellite dish antennas.

2. Installation of a satellite dish antenna on, or within the curtilage of, a dwelling-house provided that –

- (a) any satellite dish antenna is to be used principally for the domestic purposes of that dwelling-house,
- (b) where it is installed on an elevation of the dwelling-house, there is only one satellite dish antenna on that elevation,
- (c) where it is installed within the curtilage of the dwelling-house but not attached to the dwelling-house, there is only one satellite dish antenna in the garden and any other land forming the curtilage of the dwelling-house,
- (d) the size of the satellite dish antenna, including any means of fixing does not exceed 1 metre, measured in any dimension,
- (e) there are no more than four satellite dish antennas in total installed on, or within the curtilage of, the dwelling-house.

Solar products.

3. Installation of solar products on, or within the curtilage of, a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) where the solar products are mounted on a sloping roof, they are installed parallel to the plane of the roof slope and project no more than 30 centimetres from that plane,

- (b) where the solar products are mounted on a flat roof, they are installed so that they are angled at no more than 10 degrees from the roof and project no more than 40 centimetres from the roof,
- (c) where the location at which the solar products are installed is, or is within the curtilage of, a protected building, the solar products are not installed on –
 - (i) a roof slope facing a highway, or
 - (ii) a flat roof with the products positioned facing a highway,
- (d) where the location at which the solar products are installed is not a protected building or is not within the curtilage of a protected building and solar products are installed on a roof slope facing a highway or on a flat roof with the products positioned facing a highway, the solar products installed must –
 - (i) be of the same product type, and
 - (ii) where existing solar products are installed on the same roof slope or area of a flat roof, be of the same product type as the predominant type of existing solar products in that location,
- (e) where the solar products are mounted on the ground, none is located forward of any elevation of the dwelling-house that faces a highway,

- (f) where the solar products are mounted on the ground –
 - (i) none exceeds 2 metres in height,
 - (ii) the total area of the solar products installed, or of those solar products together with any other existing solar products mounted on the ground within the curtilage of the dwelling-house, does not exceed 10 square metres, and
 - (iii) none is located more than 30 metres from the dwelling-house,

- (g) where the location at which the solar products are installed is on, or is within the curtilage of, a protected building or is on, or attached to, the dwelling-house and the dwelling-house is substantially constructed before 1900 –
 - (i) where the solar products are mounted on a roof, the area of that roof covered by solar products must not exceed 50% of the total area of that roof, and
 - (ii) where the solar products are mounted on the ground, the area of the ground within the curtilage of the dwelling-house covered by solar products must not exceed 50% of the total area of that curtilage,

- (h) the solar products are only mounted –
 - (i) on the roof of the dwelling-house, or
 - (ii) on the roof of an outbuilding or other structure, or on the ground, within the curtilage of the dwelling-house.

Replacement of a door, window, roof-light, roof-lantern or sun tunnel in existing opening.

4. The replacement of a door, window, roof-light, roof-lantern or sun tunnel within an existing opening in a dwelling-house provided that, where the dwelling-house is substantially constructed before 1900, the replacement is of the same design, has the same means of opening and [is made of –

- (a) timber (except for parts comprising glazing), or
- (b) the same materials as the one it replaces.]

Installation of a door or window in new or altered opening.

5. The installation of a door or window within a new or altered opening in a dwelling-house provided that –

- (a) where the dwelling-house is substantially constructed before 1900, the new door or window is not installed on any elevation of the dwelling-house that faces a highway,
- (b) [in the case of a new door or window which is not positioned at a high level or the glazing of which is not

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all obscured and which is installed] in an elevation of the dwelling-house that –

(i) has no existing window or door or only has a window or door –

(A) the glazing of which is all obscured, or

(B) which is positioned at a high level, and

(ii) faces a boundary with a neighbouring residential property,

the new door or window is not within 5 metres of that boundary,

(c) where the new door or window is installed in an elevation of the dwelling-house that –

(i) has an existing window or door –

(A) any of the glazing of which is not obscured, and

(B) which is not positioned at a high level, and

(ii) faces a boundary with a neighbouring residential property,

the new door or window is not within 3 metres of that

boundary,

- [(d) no part of the new door or window is installed more than 2.5 metres above ground level.]

Re-roofing.

6. The re-roofing of a dwelling-house or of an outbuilding or any other structure within the curtilage of a dwelling-house other than the re-roofing of a dormer, including a limited increase to the height of the roof which is reasonably necessary in relation to the re-roofing works, provided that –

- (a) where the dwelling-house, outbuilding or other structure on which the re-roofing is carried out –
 - (i) is within a conservation area,
 - (ii) is substantially constructed before 1900, or
 - (iii) is attached to the dwelling-house in question and the dwelling-house is substantially constructed before 1900,

the material used is [natural slate or clay tiles or, in the case of the re-roofing of a flat roof, bitumen or fibre glass],

- (b) in the case of the re-roofing of an outbuilding or other structure, the original construction, erection or placement of the outbuilding or other structure was carried out lawfully,

- (c) any increase in the height of the roof is no more than 30 centimetres measured externally.

Installation of roof-light, roof-lantern or sun tunnel.

7. The installation of a roof-light (other than a cabrio-roof-light), roof-lantern or sun tunnel on the roof of a dwelling-house provided that –

- (a) where the roof-light, roof-lantern or sun tunnel is installed on a sloping roof within 10 metres of a boundary with a neighbouring residential property, the height of the cill of the roof-light, roof-lantern or sun tunnel is at least 1.7 metres measured from the finished internal floor of the dwelling-house,
- (b) where the roof-light, roof-lantern or sun tunnel is installed in a position where it faces a highway –
 - (i) it does not exceed 1 metre, measured in any dimension, and
 - (ii) there are no more than two roof-lights, roof-lanterns or sun tunnels in total facing that highway on the roof in question,
- (c) where the dwelling-house is substantially constructed before 1900, the roof-light, roof-lantern or sun tunnel is not installed in a position facing a highway.

Installation or re-roofing of dormer or cladding of dormer cheeks.

8. The installation of a dormer within the roof-space of a dwelling-house, the re-roofing of a dormer or the cladding of the sides of a dormer ("**dormer**

checks") on the roof of a dwelling-house, provided that –

- (a) in the case of the installation of a dormer, where the dormer is installed on a sloping roof that faces a highway –
 - (i) it does not exceed 1.1 metres in width measured externally, and
 - (ii) there are no more than two dormers on the roof slope in question,
- (b) in the case of the installation of a dormer, where the dormer is installed on a sloping roof that does not face a highway –
 - (i) it does not exceed 2 metres in width measured externally, and
 - (ii) there are no more than two dormers on the roof slope in question,
- (c) in the case of the installation of a dormer, any glazed elements in the dormer are not located within 10 metres, measured horizontally, of a boundary with a neighbouring residential property,
- (d) [...] where the dwelling-house is within a conservation area or is substantially constructed before 1900, the material used is natural slate or clay tiles or the same material as that which is being replaced.

Erection of, or works to enclose, porch.

9. The erection of a porch, or carrying out works to enclose an existing porch, on any elevation of a dwelling-house provided that –

- (a) in the case of the erection of a porch where the dwelling-house is within a conservation area or is substantially constructed before 1900, the porch is located on an elevation of the dwelling-house that does not face a highway,
- (b) in the case of the erection of a porch [...], the floor area of the porch does not exceed 6 square metres and the height of the porch does not exceed 3 metres,
- (c) the porch is not within 2 metres of a highway,
- (d) there is only one porch attached to each elevation of the dwelling-house,
- (e) the dwelling-house is not within a site of special significance.

The erection of an extension to a dwelling-house.

10. The erection of an extension to a dwelling-house provided that –

- (a) no part of the extension extends forward of any elevation of that dwelling-house that faces a highway,
- (b) where the dwelling-house is within a conservation area or is substantially constructed before 1900, the

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extension is located on an elevation of the house that is not visible from a highway,

- (c) the floor area of the extension does not exceed 30 square metres,
- (d) the height of the roof of the extension –
 - (i) where the roof is pitched, does not exceed 4.5 metres measured to the apex of that roof, or
 - (ii) where the roof is flat, does not exceed 3.5 metres,
- (e) where any part of the extension is located within 1 metre of any boundary with a neighbouring [residential] property, the height of that part does not exceed 3 metres,
- (f) glazing is not included within any elevation which faces a boundary with a neighbouring property and is located within 3 metres of that boundary,
- (g) any opening designed to admit a motor vehicle is set back at least 5 metres from a highway accessible from that opening,
- (h) the dwelling-house, including the extension to be erected, is not within a site of special significance.

Erection of a pergola or other garden structure.

11. The erection of a pergola or other garden structure designed and used for the support of plants within the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building or a protected monument, provided that –

- (a) no part of the structure extends forward of any elevation of the dwelling-house that faces a highway,
- (b) the height of the structure does not exceed 3 metres,
- (c) neither the dwelling-house nor the structure to be erected is within a site of special significance.

Erection of shed.

12. The erection of a freestanding shed, within the curtilage of a dwelling-house, to be used primarily for the non-commercial purposes of that dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building or a protected monument, provided that –

- (a) no part of the shed extends forward of any elevation of the dwelling-house that faces a highway,
- (b) the height of the roof of the shed –
 - (i) where the roof is pitched, does not exceed 4.5 metres measured to the apex of the roof, or
 - (ii) where the roof is flat, does not exceed 3.5 metres,

- (c) where any part of the shed is located within 1 metre of the boundary of a neighbouring [residential] property, the height of that part does not exceed 3 metres,
- (d) the base area of the shed does not exceed 10 square metres,
- (e) there is only one shed within the curtilage,
- (f) neither the dwelling-house nor the shed is within a site of special significance.

Erection of glasshouse.

13. The erection of a freestanding glasshouse, within the curtilage of a dwelling-house, to be used primarily for the non-commercial purposes of that dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building or a protected monument, provided that –

- (a) no part of the glasshouse extends forward of any elevation of the dwelling-house that faces a highway,
- (b) the height of the roof of the glasshouse –
 - (i) where the roof is pitched, does not exceed 4.5 metres measured to the apex of the roof, or
 - (ii) where the roof is flat, does not exceed 4 metres,
- (c) where any part of the glasshouse is located within 1 metre of the boundary of a neighbouring [residential]

property the height of that part does not exceed 3 metres,

- (d) the base area of the glasshouse does not exceed 30 square metres,
- (e) there is only one glasshouse within the curtilage,
- (f) neither the dwelling-house nor the glasshouse is within a site of special significance.

Erection of freestanding garage, other outbuilding or car port.

14. The erection of a freestanding garage, or a freestanding or attached car port or other freestanding outbuilding (not falling within paragraph 12 or 13) within the curtilage of a dwelling-house, to be used primarily for the non-commercial purposes of that dwelling-house provided that –

- (a) no part of the garage, car port or other outbuilding extends forward of any elevation of the dwelling-house that faces a highway,
- (b) where the garage, car port or other outbuilding erected is visible from a highway and is –
 - (i) within a conservation area, or
 - (ii) attached to the dwelling-house in question and the dwelling-house is substantially constructed before 1900,

the garage, car port or outbuilding erected does not

have a flat roof,

- (c) the height of the roof of the garage, car port, or other outbuilding –
 - (i) where that roof is pitched, does not exceed 4.5 metres measured to the apex of the roof, or
 - (ii) where the roof is flat, does not exceed 3.5 metres,
- (d) where any part of the garage, car port or other outbuilding is located within 1 metre of the boundary of a neighbouring [residential] property, the height of that part does not exceed 3 metres,
- (e) the base area of the garage, car port or other outbuilding does not exceed 30 square metres,
- (f) any opening designed to admit a motor vehicle is set back at least 5 metres from a highway accessible from that opening,
- (g) there is only one of any such structure in total within the curtilage,
- (h) neither the dwelling-house nor the garage, car port or other outbuilding erected is within a site of special significance.

Hard-surfaced areas.

15. The creation, extension or re-surfacing of a hard-surfaced area, including timber decking, within the curtilage of a dwelling-house provided that –

- (a) where the hard-surfaced area is within a conservation area –
 - (i) in the case of an extension of an existing hard-surface, the material used is the same as the existing material, or
 - (ii) in any other case, the material used comprises –
 - (A) loose laid natural stone gravel,
 - (B) paviments or bricks made, in either case, from concrete or clay,
 - (C) natural stone setts or natural paving slabs,
 - (D) timber boarding, or
 - (E) a ground reinforcement system,
- (b) no part of any area created or extended is more than 30 metres from the dwelling-house,
- (c) no part of any area created or extended forms a new vehicle or pedestrian access onto a highway or a private pedestrian road, street, lane or clos, however named,

- (d) the height of any timber decking or other hard-surface created is not more than 50 centimetres above ground level,
- (e) in the case of the creation or re-surfacing of a hard-surfaced area but not the extension of an existing hard-surfaced area, the hard-surface must be created or resurfaced so that –
 - (i) it is permeable, and
 - (ii) rainwater drains from the area into a soakaway or SUDS,
- (f) neither the dwelling-house nor the hard-surfaced area is within a site of special significance.

Gates, fences and walls.

16. The erection or replacement of a gate, fence, or wall within or along a boundary of the curtilage of a dwelling-house provided that –

- (a) the height of such a structure erected within or along a boundary of the curtilage of a dwelling-house does not exceed 2 metres in height above any land within 2 metres on either side,
- (b) the height of that part of a structure which is erected in front of any elevation of the dwelling-house that faces a highway does not exceed 90 centimetres in height above any land within 2 metres on either side,

- (c) any fence is of timber construction,
- (d) any gate is of timber or metal construction,
- (e) any wall is of natural stone or rendered blockwork,
- (f) in the case of the replacement of a gate, fence or wall, the original construction, erection or placement of the gate, fence or wall was carried out lawfully,
- (g) neither the dwelling-house nor the structure to be erected is within a site of special significance.

Domestic fuel containers.

17. The installation within the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building, of one container (including any associated catchpit) for any type of fuel where that container is used primarily for the domestic purposes of that dwelling-house, provided that –

- (a) where the container is sited forward of any elevation of the dwelling-house that faces a highway, it is completely buried below the level of the ground surrounding it,
- (b) no part of the container (disregarding pipes and fittings) is more than 2.5 metres above the ground surrounding it,
- (c) the volume of the container does not exceed 1.50 cubic metres,

- (d) neither the dwelling-house nor the container is within a site of special significance.

Domestic cesspits or soakaways.

18. The installation of a cesspit or soakaway, wholly below ground, within the curtilage of the dwelling-house which it serves, including where such house or its curtilage is, or is within the curtilage of, a protected building, provided that neither the dwelling-house nor the cesspit or soakaway is within a site of special significance.

Installation of a swimming or other pool.

19. The installation of a swimming or other pool within the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the swimming or other pool is not located forward of any elevation of the dwelling-house that faces a highway,
- (b) neither the dwelling-house nor the swimming or other pool is within a site of special significance,
- (c) the swimming or other pool is not within 2 metres of a boundary with a neighbouring residential property.

Installation of a traffic mirror.

20. The installation of a traffic mirror within the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the size of the mirror, including any means of fixing, does not exceed 90 centimetres, measured in any dimension,
- (b) the mirror is installed so that it does not interfere with the flow of traffic on a highway or movement of pedestrians on a highway.

Installation of a flagpole.

21. The installation of a free-standing flagpole within the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the height of the flagpole does not exceed 5 metres,
- (b) no advertising material is flown from the flagpole,
- (c) there is only one flagpole within the curtilage of the dwelling-house.

Placing of a caravan.

22. The placing of a caravan on land within the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the caravan is not used for human habitation,
- (b) there is only one caravan within the curtilage of the dwelling-house.

Removal of a hedge.

23. The removal of a hedge within or along a boundary of the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the removal of the hedge is not carried out in the period beginning on 1st March and ending on the 31st July in any calendar year,
- (b) where the hedge that is removed forms a boundary with a neighbouring property, a highway or a private pedestrian road, street, lane or clos, however named, it is replaced with another hedge of a species native to Guernsey within a period of eight weeks starting on the date of the removal of the original hedge,
- (c) the hedge does not form a field boundary,
- (d) neither the dwelling-house nor the hedge is within a site of special significance.

Demolition or rebuilding of a chimney stack.

24. The demolition, demolition and rebuilding or the rebuilding of a chimney stack on, or within the curtilage of, a dwelling-house, provided that –

- (a) where the dwelling-house, outbuilding or other structure, within the curtilage of the dwelling-house to which the chimney stack is attached, is substantially constructed before 1900, the chimney stack must be rebuilt and be of the same design and materials as the one it replaces,

- (b) in any other case, where the chimney stack is demolished and not rebuilt, the materials in the location of the former chimney stack must match the predominant material used in the relevant part of the roof of the dwelling-house, outbuilding or other structure in question.

Installation of a chimney stack or flue.

25. The installation of a chimney stack or flue for a boiler or stove on a dwelling-house or an outbuilding within the curtilage of a dwelling-house, provided that where the dwelling-house or outbuilding on which the installation is carried out –

- (a) is within a conservation area,
- (b) is substantially constructed before 1900, or
- (c) is attached to the dwelling-house or another structure, within the curtilage of the dwelling-house, which is substantially constructed before 1900,

the chimney stack or flue must not be installed in a position facing a highway.

Installation of an air source heat pump or air conditioning unit.

26. The installation of an air source heat pump or an air conditioning unit within the curtilage of a dwelling-house, provided that –

- (a) there is only one in total of either such appliance within the curtilage,
- (b) there is only one fan in the air source heat pump or air conditioning unit,

- (c) the air source heat pump or air conditioning unit –
 - (i) is not within 1 metre of a boundary with a neighbouring property, and
 - (ii) does not exceed 1 metre in height, 1 metre in width and 350 mm in depth,
- (d) the noise level emitted from the air source heat pump or air conditioning unit, when calculated at 1 metre from the outside face of the closest elevation of the nearest neighbouring noise sensitive building, does not exceed 5 decibels below the LA90 level of the background noise measured at that location prior to installation of the pump or unit,
- (e) neither the dwelling-house nor the air source heat pump or air conditioning unit is within a site of special significance,
- [(f) the air source heat pump or air conditioning unit is installed at ground level.]

Change of ground levels.

27. Development to raise or lower the level of the ground within the curtilage of a dwelling-house provided that –

- (a) neither the dwelling-house nor its curtilage is within a site of special significance,

- (b) the increase or decrease in the height of the ground does not exceed 50 centimetres,
- (c) the level of the ground is not raised within 2 metres of a boundary with a neighbouring property,
- (d) there are no protected trees or roots of protected trees within the area in which the ground level is to be changed,
- (e) the excavation does not result in the creation of a swimming pool, spa pool, other pool or pond.

Installation of external insulated render system.

28. (1) The installation of an insulated render system to the external walls of a dwelling-house provided that, where the dwelling-house is within a conservation area or is substantially constructed before 1900, the installation does not result in the loss of or obscuring of any distinctive features.

(2) In this paragraph "**distinctive features**" includes, without limitation, granite detailing, brick arches, decorative quoins and render bands.

Widening of vehicular access.

29. The widening of a vehicular access to a dwelling-house, within the curtilage of a dwelling-house, provided that –

- (a) there is only one vehicular access serving the dwelling-house,
- (b) the vehicular access is not within a conservation area,

- (c) neither the dwelling-house nor the vehicular access is within a site of special significance,
- (d) the dwelling-house is not substantially constructed before 1900,
- (e) the width of the widened vehicular access, measured at the point where the boundary of the curtilage of the dwelling-house meets the highway, does not exceed 4 metres.

Alterations to roofs.

30. The alteration of the roof of an extension to a dwelling-house or the roof of an outbuilding within the curtilage of a dwelling-house provided that –

- (a) the extension or outbuilding on which the alteration is carried out is not substantially constructed before 1900,
- (b) the extension or outbuilding is not attached to the dwelling-house in question where the dwelling-house is substantially constructed before 1900,
- (c) the original construction of the extension or outbuilding was carried out lawfully,
- (d) where any part of the altered roof is located within 1 metre of a boundary with a neighbouring [residential] property, the height of that part does not exceed 3 metres,

- (e) where any part of the altered roof is located 1 metre or more from a boundary with a neighbouring [residential] property, the height of that part does not exceed –
 - (i) 4.5 metres if the roof is pitched, measured to the apex of the roof, or
 - (ii) 3.5 metres if the roof is flat,
- [(f) where the dwelling-house or outbuilding is within a conservation area, the material used is –
 - (i) natural slate or clay tiles, or
 - (ii) in the case of the alteration of a flat roof, bitumen or fibre glass.]

Installation of electric charging point.

31. (1) The installation of an electric charging point on, or within the curtilage of, a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) subject to subparagraph (2), the charging point must be installed principally for the use of vehicles used in connection with the use of the dwelling-house as a dwelling,
- (b) the charging point must be installed so that a vehicle using it is located wholly within the curtilage of the dwelling-house,

- (c) neither the dwelling-house nor the electric charging point is within a site of special significance.

(2) Subparagraph (1)(a) does not prevent the installation of a charging point to be used by a company car or trade van which is also used as a means of private transport by the residential occupier of the dwelling-house.

Placement or erection of bike barn or storage unit.

32. The placement or erection of a bike barn or a storage unit used for the storage of items used in connection with the use of the dwelling-house as a dwelling, within the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the bike barn or storage unit is not attached to the dwelling-house or another structure within the curtilage of the dwelling-house,
- (b) where the bike barn or storage unit is located forward of an elevation of the dwelling-house in a position facing a highway or is otherwise located within 1 metre of a highway –
 - (i) its base area does not exceed 3 square metres,
 - (ii) it does not exceed 1.2 metres in height, and
 - (iii) there is only one bike barn or storage unit in total in that location,
- (c) where the bike barn or storage unit does not fall within item (b) –

- (i) its base area does not exceed 6 square metres,
and
- (ii) it does not exceed 2 metres in height.

Replacement of balustrade.

33. The replacement of a balustrade around a balcony of a dwelling-house or an outbuilding or other freestanding building within the curtilage of a dwelling-house or around a terrace located within the curtilage of a dwelling-house, provided that –

- (a) the existing balcony or terrace is not extended as part of the development,
- (b) the height of the balustrade, measured from the floor of the balcony or terrace, is at least 1.1 metres but does not exceed 1.8 metres,
- (c) any existing privacy screen around the balcony or terrace is retained or replaced by a new screen of the same size, [height,] design (including level of opacity) and materials,
- [(d) where the dwelling-house, outbuilding, other freestanding building or terrace is within a conservation area or is on, or within the curtilage of, any dwelling-house which is substantially constructed before 1900, the balustrade is of the same size, height, design and materials as the one it replaces.]

Construction of external steps.

34. The construction of external steps within the curtilage of a dwelling-house provided that –

- (a) none of the steps is located more than 30 metres from the dwelling-house,
- (b) where any part of the steps is located within 2 metres of a boundary with a neighbouring property, the height of any step does not exceed 50 centimetres above the existing ground level where the step is located,
- (c) where any part of the steps is located 2 metres or more from a boundary with a neighbouring property, the height of any step does not exceed 1.5 metres above ground level,
- (d) neither the dwelling-house nor any part of the steps is within a site of special significance.

Construction of earthbanks.

35. The construction of an earthbank within the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) neither the dwelling-house nor the earthbank is within a site of special significance,
- (b) where the earthbank is located adjacent to a highway, its height does not exceed 90 centimetres,

- (c) the earth bank must be constructed so that –
 - (i) it has a gradient of 1:4 and is turfed with natural grass, or
 - (ii) it has a gradient of 1:3 and is turfed or seeded with natural grass or natural grass seeds.

Construction of external ramp.

36. The construction of an external ramp, within the curtilage of a dwelling-house, to provide access to the dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building provided that neither the dwelling-house nor the ramp is within a site of special significance.

Installation of energy storage equipment.

37. The installation of equipment to store energy [...] on any elevation of a dwelling-house which cannot be seen from a highway provided that –

- (a) there is only one such item of equipment installed on the dwelling-house,
- (b) the noise level emitted from the equipment, when measured at 1 metre from the outside face of the closest elevation of the nearest neighbouring noise sensitive building, does not exceed 5 decibels below the LA90 level of the background noise measured at that location prior to installation of the equipment.
- [(c) the equipment is installed at ground level.]

Placement of polytunnel.

38. The placement of a polytunnel within the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building provided that –

- (a) the area of the polytunnel does not exceed 30 square metres,
- (b) where any part of the polytunnel is located within 1 metre of a boundary with a neighbouring [residential] property, the height of that part does not exceed 3 metres,
- (c) where any part of the polytunnel is located 1 metre or more from a boundary with a neighbouring [residential] property, the height of that part does not exceed 3.5 metres,
- (d) where the polytunnel is not used throughout an entire calendar year, it must be removed from the site within two months of the end of that calendar year,
- (e) neither the dwelling-house nor the polytunnel is within a site of special significance,
- [(f) no part of the polytunnel extends forward of any elevation of the dwelling-house that faces a highway.]

CLASS 2

DEVELOPMENT WITHIN THE CURTILAGE OF A FLAT OR A BUILDING
CONTAINING FLATS

Alterations to an external wall of a building containing flats.

1. Alterations to an external wall of a building containing flats consisting of rendering, removing render or cladding in natural stone, timber or cement boards, provided that –

- (a) the same alterations, including design and materials used, are made to the entire wall,
- (b) in the case of cladding or rendering for the first time of an external wall, the building is not substantially constructed before 1900,
- (c) in the case of the cladding for the first time of an external wall, the building containing flats is not within a conservation area.

Satellite dish antennas.

2. Installation of a satellite dish antenna on an external elevation of a flat which the dish serves, or on an outbuilding or other structure within the curtilage of a flat, provided that –

- (a) any satellite dish antenna is to be used principally for the domestic purposes of the flat,
- (b) there is only one satellite dish installed in total on an external elevation of the flat and any other land within the curtilage of the flat,
- (c) the size of the satellite dish antenna, including any means of fixing, does not exceed 1 metre, measured in any dimension.

Solar products.

3. (1) Installation of solar products –
- (a) on, or within the curtilage of a flat, or
 - (b) on, or within the curtilage of, a building containing flats,

including on an outbuilding within either such curtilage or where such flat or building containing flats, or its curtilage is, or is within the curtilage of, a protected building and provided that the provisos in subparagraph (2) are fulfilled.

- (2) The provisos referred to in subparagraph (1) are that –
- (a) where the solar products are mounted on a sloping roof, they are installed parallel to the plane of the roof slope and project no more than 30 centimetres from that plane,
 - (b) where the solar products are mounted on a flat roof, they are installed so that they are angled at no more than 10 degrees from the roof and project no more than 40 centimetres from the roof,
 - (c) where the location at which the solar products are installed is, or is within the curtilage of, a protected building, the solar products are not installed on –
 - (i) a roof slope facing a highway, or

- (ii) a flat roof with the products positioned facing a highway,
- (d) where the location at which the solar products are installed is not a protected building, or is not within the curtilage of a protected building and solar products are installed on a roof slope facing a highway or on a flat roof with the products positioned facing a highway, the solar products installed must –
- (i) be of the same product type, and
 - (ii) where existing products are installed on the same roof slope or area of a flat roof, be of the same product type as the predominant type of existing solar products in that location,
- (e) where the solar products are mounted on the ground, none is located forward of any elevation of the flat or building containing flats, within the curtilage of which the solar products are installed, that faces a highway,
- (f) where the solar products are mounted on the ground –
- (i) none exceeds 2 metres in height,
 - (ii) the total area of the solar products installed, or of those solar products together with any other existing solar products mounted on the ground within the curtilage of the flat or building

containing flats where the solar products are installed, does not exceed 10 square metres, and

- (iii) none is located more than 30 metres from the flat or building containing flats within the curtilage of which the solar products are installed,
- (g) where the location at which the solar products are installed is on, or is within the curtilage of, a protected building, forms part of a building which is substantially constructed before 1900 or is attached to a building containing flats and that building is substantially constructed before 1900 –
- (i) where the solar products are mounted on a roof, the area of that roof covered by solar products must not exceed 50% of the total area of that roof, and
 - (ii) where the solar products are mounted on the ground, the area of the ground, within the curtilage of the flat or building containing flats where the solar products are installed, must not exceed 50% of the total area of that curtilage,
- (h) the solar products are only mounted –
- (i) on the roof of the flat or building containing flats, or

- (ii) on the roof of an outbuilding or other structure, or on the ground, within the curtilage of the flat or building containing flats.

Replacement of a door, window, roof-light, roof-lantern or sun tunnel in existing opening.

4. The replacement of a door, window, roof-light, roof-lantern or sun tunnel within an existing opening in a flat or in a building containing flats provided that, where the location at which the replacement is carried out forms part of, or comprises, a building which is substantially constructed before 1900, the replacement is of the same design, means of opening and made of the same materials as the one it replaces.

Installation of a door or window in new or altered opening.

5. The installation of a door or window within a new or altered opening in a flat or in a building containing flats, provided that –

- (a) where the flat or the building containing flats, on which the installation is carried out, forms part of, or comprises, a building which is substantially constructed before 1900, the new door or window is not installed on any elevation that faces a highway,
- (b) [in the case of a new door or window which is not positioned at a high level or the glazing of which is not all obscured and which is installed] in an elevation of the flat or a building containing flats that –
 - (i) has no existing window or door or only has a window or door –

Consolidated text

- (A) the glazing of which is all obscured, or
- (B) which is positioned at a high level, and
- (ii) faces a boundary with a neighbouring residential property,

the new door or window is not within 5 metres of that boundary,

- (c) where the new door or window is installed in an elevation of a flat or a building containing flats that –

- (i) has an existing window or door –
 - (A) any of the glazing of which is not obscured, and
 - (B) which is not positioned at a high level, and

- (ii) faces a boundary with a neighbouring residential property,

the new door or window is not within 3 metres of that boundary,

- (d) the window or door is not installed in a flat or a building containing flats at ground floor or raised basement level in a position where it overlooks –

- (i) a garden or patio of a flat in the same building, other than a flat in which the window or door is being installed, or
 - (ii) a communal garden, patio or other external, communal area within the curtilage of the same building,
- [(e) no part of the new door or window is installed more than 2.5 metres above ground level.]

Re-roofing.

6. The re-roofing of a flat, a building containing flats or of an outbuilding or any other structure within the curtilage of a flat or a building containing flats, including a limited increase to the height of the roof which is reasonably necessary in relation to the re-roofing works, provided that –

- (a) where the flat, building containing flats, outbuilding or other structure on which the re-roofing is carried out is within a conservation area, is substantially constructed before 1900 or is attached to the building containing flats and the building containing flats is substantially constructed before 1900, the material used is –
 - (i) in the case of any re-roofing other than in relation to a dormer, natural slate or clay tiles [or, in the case of the re-roofing of a flat roof, bitumen or fibre glass], or

- (ii) in the case of the re-roofing of a dormer or the cladding of dormer cheeks, natural slate, clay tiles or the same material as that which is being replaced,
- (b) in the case of the re-roofing of an outbuilding or other structure, the original construction, erection or placement of the outbuilding or other structure was carried out lawfully,
- (c) any increase in the height of the roof is no more than 30 centimetres measured externally.

Installation of roof-light, roof-lantern or sun tunnel.

7. The installation of a roof-light (other than a cabrio-roof-light), roof-lantern or sun tunnel on the roof of a flat or a building containing flats provided that –

- (a) where the roof-light, roof-lantern or sun tunnel is installed on a sloping roof which faces and is within 10 metres of a boundary with a neighbouring residential property, the height of the cill of the roof-light, roof-lantern or sun tunnel is at least 1.7 metres measured from the finished internal floor of the flat or building containing flats on which the installation is carried out,
- (b) where the roof-light, roof-lantern or sun tunnel is installed in a position where it faces a highway –
 - (i) it does not exceed 1 metre, measured in any dimension, and

- (ii) there are no more than two roof-lights, roof-lanterns or sun tunnels in total facing that highway on the roof in question,
- (c) where the flat or building containing flats, on which the installation is carried out, forms part of, or comprises, a building which is substantially constructed before 1900, the roof-light, roof-lantern or sun tunnel is not installed in a position facing a highway.

Erection of, or works to enclose, porch.

8. The erection of a porch, or carrying out works to enclose an existing porch, on any elevation of a flat or a building containing flats, provided that –

- (a) in the case of the erection of a porch where the flat or building containing flats, on which the erection is carried out, is within a conservation area or forms part of, or comprises, a building which is substantially constructed before 1900, the porch is located on an elevation of the building that does not face a highway,
- (b) in the case of the erection of a porch [...], the floor area of the porch does not exceed 6 square metres and the height of the porch does not exceed 3 metres,
- (c) the porch is not within 2 metres of a highway,
- (d) there is only one porch attached to each elevation of a building containing flats following the erection of a porch on a flat or a building containing flats,

- (e) the flat or the building containing flats, on which the erection or works are carried out, is not within a site of special significance.

Hard-surfaced areas.

9. The creation, extension or resurfacing of a hard-surfaced area, including timber decking, within the curtilage of a flat or a building containing flats provided that –

- (a) where the hard-surfaced area is within a conservation area –
 - (i) in the case of an extension of an existing hard-surface, the material used is the same as the existing material, or
 - (ii) in any other case, the material used comprises –
 - (A) loose laid natural stone gravel,
 - (B) pavements or bricks made, in either case, from concrete or clay,
 - (C) natural stone setts or natural paving slabs,
 - (D) timber boarding, or
 - (E) a ground reinforcement system,

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- (b) no part of any area created or extended is more than 30 metres from any part of the flat or building containing flats within the curtilage of which the works are carried out,
- (c) no part of any area created or extended forms a new vehicle or pedestrian access onto a highway or a private pedestrian road, street, lane or clos, however named,
- (d) the height of any timber decking or other hard-surface created is not more than 50 centimetres above ground level,
- (e) in the case of the creation or re-surfacing of a hard-surfaced area but not the extension of an existing hard-surfaced area, the hard-surface must be created or re-surfaced so that –
 - (i) it is permeable, and
 - (ii) rainwater drains from the area into a soakaway or SUDS,
- (f) in the case of the creation or extension of a hard-surfaced area, the area created or extended must not be used as an additional car parking area and the works must not require the removal of a landscape feature,
- (g) neither the flat or building containing flats, within the curtilage of which the works are carried out, nor the

hard-surfaced area is within a site of special significance.

Construction of external steps.

10. The construction of external steps within the curtilage of a flat or of a building containing flats provided that –

- (a) none of the steps is located more than 30 metres from any part of the flat or building containing flats within the curtilage of which the construction is carried out,
- (b) the height of any step does not exceed 50 centimetres above the existing ground level where the step is located,
- (c) the works must not require the removal of a landscape feature,
- (d) neither the flat or building containing flats, within the curtilage of which the construction is carried out, nor any part of the steps is within a site of special significance.

Gates, fences and walls.

11. The erection or replacement of a gate, fence, or wall within or along a boundary of the curtilage of a flat or a building containing flats, provided that –

- (a) the height of such a structure erected within or along a boundary of the curtilage of the flat or building containing flats does not exceed 2 metres in height above any land within 2 metres on either side,

- (b) the height of that part of a structure which is erected in front of any elevation of the flat or the building containing flats that faces a highway does not exceed 90 centimetres in height above any land within 2 metres on either side,
- (c) any fence is of timber construction,
- (d) any gate is of timber or metal construction,
- (e) any wall is of natural stone or rendered blockwork,
- (f) in the case of the replacement of a gate, fence or wall, the original construction, erection or placement of the gate, fence or wall was carried out lawfully,
- (g) neither the flat or building containing flats, within or along a boundary of the curtilage of which the works are carried out, nor the structure to be erected is within a site of special significance.

Installation of a traffic mirror.

12. The installation of a traffic mirror within the curtilage of a flat or a building containing flats, including where such building or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the size of the mirror, including any means of fixing, does not exceed 90 centimetres, measured in any dimension,

- (b) the mirror is installed so that it does not interfere with the flow of traffic on a highway or movement of pedestrians on a highway.

Removal of a hedge.

13. The removal of a hedge within or along a boundary of the curtilage of a flat or a building containing flats, including where such building or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the removal of the hedge is not carried out in the period beginning on 1st March and ending on the 31st July in any calendar year,
- (b) where the hedge that is removed forms a boundary with a neighbouring property, a highway or a private pedestrian road, street, lane or clos, however named, it is replaced with another hedge of a species native to Guernsey within a period of eight weeks starting on the date of the removal of the original hedge,
- (c) the hedge does not form a field boundary,
- (d) neither the flat or the building containing flats, within or along the boundary of which the removal is carried out, nor the hedge is within a site of special significance.

Demolition or rebuilding of a chimney stack.

14. The demolition, demolition and rebuilding or the rebuilding of a chimney stack on a flat or a building containing flats, or on an outbuilding or other structure within the curtilage of a flat or a building containing flats, provided that –

- (a) where the flat, building containing flats or the outbuilding or other structure to which the chimney stack is attached is substantially constructed before 1900, the chimney stack must be rebuilt and be of the same design and materials as the one it replaces,
- (b) in any other case, where the chimney stack is demolished and not rebuilt, the materials in the location of the former chimney stack must match the predominant material used in the relevant part of the roof of the flat, the building containing flats, outbuilding or other structure in question.

Installation of external insulated render system.

15. (1) The installation of an insulated render system to the external walls of a flat or a building containing flats provided that, where any part of the flat or building containing flats on which the installation is carried out, is within a conservation area or forms part of, or comprises, a building which is substantially constructed before 1900, the installation does not result in the loss of or obscuring of any distinctive features.

(2) In this paragraph "**distinctive features**" includes, without limitation, granite detailing, brick arches, decorative quoins and render bands.

Installation of electric charging point.

16. (1) The installation of an electric charging point on, or within the curtilage of, a flat or a building containing flats, or on an outbuilding or other structure within the curtilage of either of the same, including where the flat or building containing flats or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) subject to subparagraph (2), the charging point must be installed principally for the use of vehicles used in connection with the use of the flat or the building containing flats as a dwelling or a building containing dwellings, as the case may be,
- (b) the charging point must be installed so that a vehicle using it is located wholly within the curtilage of the flat or the building containing flats where the charging point is installed,
- (c) neither the flat or building containing flats, on, or within the curtilage of which the installation is carried out, nor the electric charging point is within a site of special significance.

(2) Subparagraph (1)(a), does not prevent the installation of a charging point to be used by a company car or trade van which is also used as a means of private transport by the residential occupier of the flat or the building containing flats, as the case may be.

Placement or erection of bike barn or storage unit.

17. The placement or erection of a bike barn or a storage unit, used for the storage of items used in connection with the use of a flat as a dwelling within the curtilage of a flat, including where such flat or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the bike barn or storage unit is not attached to the flat or another structure within the curtilage of the flat,

- (b) where the bike barn or storage unit is located forward of an elevation of the flat, within the curtilage of which it is placed or erected, in a position facing a highway or is otherwise located within 1 metre of a highway –
 - (i) its base area does not exceed 3 square metres,
 - (ii) it does not exceed 1.2 metres in height, and
 - (iii) there is only one bike barn or storage unit in total in that location,
- (c) where the bike barn or storage unit does not fall within item (b) –
 - (i) its base area does not exceed 6 square metres, and
 - (ii) it does not exceed 2 metres in height.

Construction of external ramp.

18. The construction of an external ramp, within the curtilage of a flat or a building containing flats, to provide access to the flat or the building containing flats within the curtilage of which it is located, including where such building or its curtilage is, or is within the curtilage of, a protected building provided that neither the flat or building containing flats, within the curtilage of which the construction is carried out, nor the ramp is within a site of special significance.

Installation of energy storage equipment.

19. The installation of equipment to store energy [...] on any elevation of a flat or of a building containing flats, which cannot be seen from a highway, provided

that –

- (a) where the equipment is installed on an elevation comprising part of a flat, there is only one such item of equipment in total installed on that elevation,
- (b) where the equipment is installed on an elevation comprising part of a building containing flats, there is only one such item of equipment in total on that elevation,
- (c) the noise level emitted from the equipment, when measured at 1 metre from the outside face of the closest elevation of the nearest neighbouring noise sensitive building, does not exceed 5 decibels below the LA90 level of the background noise measured at that location prior to installation of the equipment,
- [(d) the equipment is installed at ground level.]

CLASS 3

RESIDENTIAL CHANGE OF USE

Change from use as part of dwelling for business purposes to a use within use class 1 or 2.

1. Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use falling within use class 5 (use of part of dwelling for business purposes) to a use within use class 1 (dwelling house) or use class 2 (flat).

Change from a use within use class 1 or 2 to a use as part of dwelling for business purposes.

2. Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use falling within use class 1 (dwelling house) or use class 2 (flat) to a use within use class 5 (use of part of dwelling for business purposes), provided that –

- (a) the new use does not involve or result in –
 - (i) storage of materials outdoors,
 - (ii) more than two persons working at the dwelling at any one time, and
 - (iii) more than –
 - (A) eight people a day, or
 - (B) two persons at any one time,visiting the premises for purposes related to the business purposes part of that use,
- (b) the Authority is notified of the change of use within a period of one month starting on the date of the change.

Change in use of premises in multiple occupation to a use within use class 1 or 2.

3. Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use falling within use class 6 (premises in multiple occupation) to a use within use class 1 (dwelling house) or use class 2 (flat), provided that –

- (a) the change of use would not result in a dwelling-house or flat which did not meet the standards in relation to internal space within new dwellings set out in the Technical housing standards-nationally described space standard as revised, reissued or replaced from time to time^q,
- (b) the Authority is notified of the change of use within a period of one month starting on the date of the change.

CLASS 4

DEVELOPMENT WITHIN THE CURTILAGE OF A NON-DOMESTIC
BUILDING

Replacement of a door or window in existing opening.

1. Replacement of any existing door or window of a non-domestic building, or of an outbuilding within the curtilage of a non-domestic building, [provided that –

- (a) the door or window is not part of a shop front,
- (b) where the non-domestic building or outbuilding within the curtilage of a non-domestic building is substantially constructed before 1900, the replacement is of the same design, has the same means of opening and is made of the same materials as the one it replaces.]

^q Issued by the Department for Communities and Local Government in the UK; current edition dated March, 2015 with notes added in May, 2016. ISBN : 978-1-4098-4567-6.

Re-roofing.

2. The re-roofing of an existing felt-clad or corrugated-sheet-clad roof of a non-domestic building, or of an outbuilding within the curtilage of a non-domestic building, in natural slate or clay tiles, glass reinforced plastic or single ply roofing, including a limited increase to the height of the roof which is reasonably necessary in relation to the re-roofing works, provided that –

- (a) where the non-domestic building or outbuilding on which the re-roofing is carried out is within a conservation area, is substantially constructed before 1900 or is attached to the non-domestic building and the non-domestic building is substantially constructed before 1900, the material used is –
 - (i) in the case of any re-roofing other than in relation to a dormer, natural slate or clay tiles, or
 - (ii) in the case of the re-roofing of a dormer or the cladding or re-cladding of dormer cheeks, natural slate or clay tiles or the same material as that which is being replaced,
- (b) in the case of the re-roofing of an outbuilding, the original construction, erection or placement of the outbuilding was carried out lawfully,
- (c) any increase in the height of the roof is no more than 30 centimetres measured externally.

Hard-surfaced areas.

3. The creation, extension or resurfacing of a hard-surfaced area, including timber-decking, within the curtilage of a non-domestic building provided that –

- (a) where the hard-surfaced area is within a conservation area –
 - (i) in the case of an extension of an existing hard-surface, the material used is the same as the existing material, or
 - (ii) in any other case, the material used comprises –
 - (A) loose laid natural stone gravel,
 - (B) paviments or bricks made, in either case, from concrete or clay,
 - (C) natural stone setts or natural paving slabs,
 - (D) timber boarding, or
 - (E) a ground reinforcement system,
- (b) no part of any area created or extended is more than 30 metres from the non-domestic building,
- (c) no part of any area created or extended forms a new vehicle or pedestrian access onto a highway or a private pedestrian road, street, lane or clos, however named,

- (d) the height of any timber decking or other hard-surface created is not more than 50 centimetres above ground level,
- (e) in the case of the creation or re-surfacing of a hard-surfaced area but not the extension of an existing hard-surfaced area, the hard-surface must be created or re-surfaced so that –
 - (i) it is permeable, and
 - (ii) rainwater drains from the area into a soakaway or SUDS,
- (f) in the case of the creation or extension of a hard-surfaced area, the area created or extended must not be used as an additional car parking area and the works must not require the removal of a landscape feature,
- (g) neither the non-domestic building nor the hard-surfaced area is within a site of special significance.

Non-domestic cesspits or soakaways.

4. The installation of a cesspit or soakaway, wholly below ground, within the curtilage of the non-domestic building which it serves, including where such building or its curtilage is, or is within the curtilage of, a protected building, provided that neither the non-domestic building nor the cesspit or soakaway is within a site of special significance.

Closed circuit television.

5. The installation of a closed circuit television camera on an elevation of a non-domestic building, or of an outbuilding within the curtilage of a non-domestic building, provided that –

- (a) the dimensions of the camera, including its housing and fixing bracket, do not exceed 90 centimetres x 25 centimetres x 55 centimetres,
- (b) the camera is installed at a minimum height of 2 metres above ground level,
- (c) the camera is not installed on an elevation of a building adjacent to a boundary with a neighbouring residential property,
- (d) there are no more than two such cameras on each elevation of the non-domestic building or outbuilding,
- (e) any signage necessary to meet information requirements relating to the installation of the camera, under the Data Protection Law, is erected at the same time.

Installation of a door or window in new or altered opening.

6. The installation of a door or window within a new or altered opening in a non-domestic building or in an outbuilding within the curtilage of a non-domestic building, provided that –

- (a) where the non-domestic building or outbuilding, on which the installation is carried out, is substantially constructed before 1900, the new door or window is not

installed on any elevation of the building that faces a highway,

(b) [in the case of a new door or window which is not positioned at a high level or the glazing of which is not all obscured and which is installed] in an elevation of the non-domestic building or outbuilding that –

(i) has no existing window or door or only has a window or door –

(A) the glazing of which is all obscured, or

(B) which is positioned at a high level, and

(ii) faces a boundary with a neighbouring residential property,

the new door or window is not within 5 metres of that boundary,

(c) where the new door or window is installed in an elevation of the non-domestic building or outbuilding that –

(i) has an existing window or door –

(A) any of the glazing of which is not obscured, and

(B) which is not positioned at a high level,
and

(ii) faces a boundary with a neighbouring
residential property,

the new door or window is not within 3 metres of that
boundary,

[(d) no part of the new door or window is installed more
than 2.5 metres above ground level.]

Installation of an air source heat pump or air conditioning unit.

7. The installation of an air source heat pump or an air conditioning unit within the curtilage of a non-domestic building, including on an outbuilding within the curtilage, provided that –

(a) there is only one in total of either such appliance within
the curtilage,

(b) there is only one fan in the air source heat pump or air
conditioning unit,

(c) the air source heat pump or air conditioning unit –

(i) is not within 1 metre of a boundary with a
neighbouring property, and

(ii) does not exceed 1 metre in height, 1 metre in
width and 350 mm in depth,

- (d) the noise level emitted from the air source heat pump or air conditioning unit, when calculated at 1 metre from the outside face of the closest elevation of the nearest neighbouring noise sensitive building, does not exceed 5 decibels below the LA90 level of the background noise measured at that location prior to installation of the pump or unit,
- (e) neither the non-domestic building or outbuilding, on, or in the curtilage of which, the installation is carried out, nor the air source heat pump or air conditioning unit is within a site of special significance,
- [(f) the air source heat pump or air conditioning unit is installed at ground level.]

Change of ground levels.

8. Development to raise or lower the level of the ground within the curtilage of a non-domestic building provided that –

- (a) neither the non-domestic building nor its curtilage is within a site of special significance,
- (b) the increase or decrease in the height of the ground does not exceed 50 centimetres,
- (c) the level of the ground is not raised within 2 metres of a boundary with a neighbouring property,

- (d) there are no protected trees or roots of protected trees within the area in which the ground level is to be changed,
- (e) the excavation does not result in the creation of a swimming pool, spa pool, other pool or pond.

Installation of electric charging point.

9. The installation of an electric charging point on, or within the curtilage of, a non-domestic building including on an outbuilding within the curtilage or where such building or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the charging point must be installed principally for the use of vehicles used by those visiting, or working at, the non-domestic building or outbuilding for purposes connected with the lawful use of the non-domestic building,
- (b) the charging point must be installed so that a vehicle using it is located wholly within the curtilage of the non-domestic building,
- (c) neither the non-domestic building or outbuilding, on, or in the curtilage of which, the installation is carried out, nor the electric charging point is within a site of special significance.

Removal of a hedge.

10. The removal of a hedge within or along a boundary of the curtilage of a non-domestic building including where such building or its curtilage is, or is within

the curtilage of, a protected building, provided that –

- (a) the removal of the hedge is not carried out in the period beginning on 1st March and ending on the 31st July in any calendar year,
- (b) where the hedge that is removed forms a boundary with a neighbouring property, a highway or a private pedestrian road, street, lane or clos, however named, it is replaced with another hedge of a species native to Guernsey within a period of eight weeks starting on the date of the removal of the original hedge,
- (c) the hedge does not form a field boundary,
- (d) neither the non-domestic building nor the hedge is within a site of special significance.

Installation of a defibrillator.

11. The installation of a defibrillator and its housing on, or within the curtilage of, a non-domestic building, including on an outbuilding within the curtilage or where such building or its curtilage is, or is within the curtilage of, a protected building, provided that neither the non-domestic building or outbuilding, on, or in the curtilage of which, the installation is carried out, nor the defibrillator is within a site of special significance.

Solar products.

12. Installation of solar products on, or within the curtilage of, a non-domestic building, including on an outbuilding or other structure within the curtilage or where such building or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) where the solar products are mounted on a sloping roof, they are installed parallel to the plane of the roof slope and project no more than 30 centimetres from that plane,
- (b) where the solar products are mounted on a flat roof, they are installed so that they are angled at no more than 10 degrees from the roof and project no more than 40 centimetres from the roof,
- (c) where the location at which the solar products are installed is on, or is within the curtilage of, a protected building, the solar products are not installed on –
 - (i) a roof slope facing a highway, or
 - (ii) a flat roof with the products positioned facing a highway,
- (d) where the location at which the solar products are installed is not a protected building, or is not within the curtilage of a protected building and solar products are installed on a roof slope facing a highway or on a flat roof with the products positioned facing a highway, the solar products installed must –
 - (i) be of the same product type, and
 - (ii) where existing solar products are installed on the same roof slope or area of a flat roof, be of

the same product type as the predominant type of existing solar products in that location,

- (e) the solar products are only mounted –
 - (i) on the roof of the non-domestic building, or
 - (ii) on the roof of an outbuilding or other structure within the curtilage of the non-domestic building,
- (f) where the solar products are mounted on a roof which –
 - (i) is on, or is within the curtilage of, a protected building,
 - (ii) forms part of a building which is substantially constructed before 1900, or
 - (iii) is attached to the non-domestic building in question and that building is substantially constructed before 1900,

the area of that roof covered by solar products must not exceed 50% of the total area of that roof.

Installation of energy storage equipment.

13. The installation of equipment to store energy [...] on any elevation of a non-domestic building which cannot be seen from a highway provided that –

- (a) there is only one such item of equipment in total installed within the curtilage of the non-domestic building,
- (b) the noise level emitted from the equipment, when measured at 1 metre from the outside face of the closest elevation of the nearest neighbouring noise sensitive building, does not exceed 5 decibels below the LA90 level of the background noise measured at that location prior to installation of the equipment,
- [(c) the equipment is installed at ground level.]

Installation of roof fall protection system.

14. (1) The installation of a roof fall protection system or a skylight protection device on the roof of a non-domestic building, or on the roof of an outbuilding within the curtilage of a non-domestic building, provided that any safety lines installed are horizontal or vertical.

(2) In this paragraph –

"roof fall protection system" means a cable system designed to arrest or prevent a fall from a roof including any rails to which safety harnesses may be connected to the cables, and

"skylight protection device" means –

- (a) a rail or similar device designed to create a barrier around a skylight, roof-light or similar structure, or

- (b) a screen, cage or similar device designed to cover a skylight, roof-light or similar structure,

for the purpose of arresting or preventing a fall through, or injury from falling onto, a skylight, roof-light or similar structure.

CLASS 5

MAINTENANCE, REPAIR, MINOR ALTERATIONS AND TEMPORARY STRUCTURES AND USES

Maintenance, repair, and minor alterations.

1. The maintenance or repair of, or the making of any minor alteration to, a dwelling-house, a flat, a building containing flats or a non-domestic building or to a structure or other feature within the curtilage of such a building, including where such building or its curtilage is, or is within the curtilage of, a protected building, provided that –

- (a) the works are not exempt to the extent that they comprise development of a description for which an exemption is provided under another paragraph of this Schedule subject to the meeting of any provisos specified in that paragraph,
- (b) the works are not exempt to the extent that they comprise the painting for the first time of any significant part of any structure or other feature,
- (c) there is no material effect on the external appearance of any structure or other feature other than that arising from any repainting of the exterior of that structure or other feature.

Temporary development required during approved operations.

2. Temporary change of use of land on a site where building operations, engineering operations or other operations (not including mining operations) are currently taking place for purposes connected with those operations, and the erection, installation or siting temporarily on such land of buildings, gates, fences or other structures (excluding signs), works, plant or machinery, provided that –

- (a) the operations are taking place in accordance with a planning permission or comprise exempt development,
- [(b) any structures are sited at ground level and no more than two structures in total are erected, installed or sited temporarily on the site in reliance on this exemption,]
- (c) any such buildings, other structures, works, plant or machinery are –
 - (i) necessary for the purpose of those operations,
 - (ii) not used for any other purpose,
 - (iii) without prejudice to subitem (ii) of this proviso, not used for any residential purpose, and
 - (iv) permanently removed from the site upon completion of those operations, or within three years of their erection, installation or siting, whichever is sooner,

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- (d) no advertisement is displayed on the site, except where done in accordance with an exemption falling within Class 10 to this Schedule,
- (e) following completion of the operations, the site is restored to –
 - (i) the same condition to that it was in before the operations were commenced, or
 - (ii) a condition approved in writing by the Authority,
- (f) no part of the site is within a site of special significance.

Erection of temporary mesh or net fencing to support plants.

3. The erection of a mesh or net fence for the support of plants on, or within the curtilage of, a dwelling-house, a flat, a building containing flats or non-domestic building or on an outbuilding or other structure within the curtilage of any such building, including where such building or its curtilage is, or is within the curtilage of, a protected building or a protected monument, provided that –

- (a) neither the building in question nor the fence is within a site of special significance,
- (b) the fence is removed –
 - (i) when the plants have matured sufficiently so that support is no longer required, or

- (ii) within a period of one year starting on the date of erection of the fence,

whichever first occurs.

CLASS 6

AGRICULTURAL DEVELOPMENT

Fencing of agricultural land.

1. Erection of a post and wire or post and rail fence or an electric fence for agricultural purposes on land used for such purposes provided that –

- (a) the fence does not exceed 1.2 metres in height,
- (b) in the case of a post and rail fence or an electric fence, it is used to confine animals.

Installation of a gate on agricultural land.

2. Installation of a gate across an existing opening (and not involving the creation or widening of any opening) anywhere on land used for agricultural purposes provided that the gate does not exceed 1.2 metres in height.

Placement of moveable structure to contain animals.

3. Placement of a moveable structure on land used for agricultural purposes for the purpose of containing or housing animals for agricultural purposes provided that –

- (a) there are no more than four such structures on the site,
- (b) the structure does not exceed 1.2 metres in height,

- (c) where a structure is not used for housing or containing animals for agricultural purposes throughout an entire calendar year, it must be removed from the site within two months of the end of that calendar year.

Placement or erection of temporary polytunnel or glasshouse on land used for horticulture.

4. The placement or erection of a polytunnel or a glasshouse on land used for horticulture, for the purpose of cultivating plants, provided that –

- (a) there is only one in total of either such structure on the site,
- (b) it is placed or erected on a non-permanent base which does not exceed 10 square metres,
- (c) its height does not exceed 2 metres,
- (d) where the polytunnel or glasshouse is not used for cultivating plants throughout an entire calendar year, it must be removed from the site within two months of the end of that calendar year,
- (e) the land on which the glasshouse or polytunnel is placed or erected is not within a site of special significance.

Erection of other small-scale structures.

5. Erection of a small-scale structure, not falling within paragraphs 1 to 4 of this Class, on land used for agricultural purposes for use for horticultural purposes, provided that –

- (a) there is only one such structure in total erected on the site,
- (b) it is erected on a non-permanent base which does not exceed 6 square metres,
- (c) its height does not exceed 2 metres,
- (d) the land is actively used for horticultural purposes and is not just capable of being used for the same,
- (e) where such a structure is not used for horticultural purposes throughout an entire calendar year, it must be removed from the site within two months of the end of that calendar year,
- (f) the structure is not within a site of special significance.

Demolition or clearance of glasshouse and associated structures.

6. The demolition or clearance of a glasshouse or former glasshouse or other structures, which were erected for purposes which are incidental or ancillary to the use of a glasshouse, on land used for agricultural purposes provided that –

- (a) any waste arising from the demolition and clearance must be removed from the site in question within two months of the completion of the demolition or clearance,
- (b) any matter not comprising waste arising from the demolition must be reused on site or removed from the

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site within six months of the completion of the demolition or clearance,

- (c) the level of the ground is not raised,
- (d) the glasshouse, former glasshouse or other structure is not within a site of special significance.

CLASS 7

DEVELOPMENT BY THE STATES AND PUBLIC UTILITY PROVIDERS

The carrying out of any of the development specified in the following paragraphs of this Class other than within a site of special significance.

Installation etc. of mains, drains, sewers, lines, pipes and cables.

1. (1) Any development referred to in subparagraph (2) which is carried out by or on behalf of a person listed in subparagraph (3) in connection with the provision by that person of a public utility service.

(2) The development referred to in subparagraph (1) is any development, not falling within paragraphs 4 to 7, which is necessary for the –

- (a) installation, inspection, maintenance, repair or renewal of mains, drains, sewers, pipes, cables, lines, or
- (b) making of connections to anything referred to in item (a),

provided that any hard surface which is disturbed by the development is restored with a finish which is not significantly different from the existing finish and in the case of granite cobbles or flags is restored with the same materials.

- (3) The persons referred to in subparagraph (1) are –
- (a) the States,
 - (b) Guernsey Gas Limited, or
 - (c) a person who is a licensee under the Telecommunications (Bailiwick of Guernsey) Law, 2001^r or the Electricity (Guernsey) Law, 2001^s.

Maintenance, the prevention of the obstruction of, or damage to, highways etc.

2. Any development by or on behalf of the States which is necessary –
- (a) for the maintenance of any highway or any private pedestrian road, street, clos, track or path, however named, provided that such maintenance does not involve –
 - (i) the hard surfacing of any lane, track or path that was not previously hard-surfaced, or
 - (ii) the creation, laying out or material widening of a means of access to that highway or pedestrian road, street, clos, track or path, however named,
 - (b) to avoid –

^r Order in Council No. XIV of 2001; this enactment has been amended.

^s Order in Council No. XIII of 2001; this enactment has been amended.

- (i) the obstruction of any highway or any private pedestrian road, street, clos, track or path, however named, by any tree or other vegetation, or
 - (ii) damage to any highway or any private pedestrian road, street, clos, track or path, however named, or
- (c) for the creation or maintenance of a pedestrian crossing or the installation or replacement of lighting or signage on a highway or any private pedestrian road, street, clos, track or path, however named, for the purposes of the operation of such highway, road, street, clos, track or path,

provided that where any lighting or signage is replaced, any redundant lighting or signage is removed from the highway or private pedestrian road, street, clos, track or path in question within one month of the completion of the development.

Maintenance of water courses, outfalls or carrying out of land drainage works.

3. Any development by or on behalf of the States which is necessary for the maintenance of water courses or outfalls or for the carrying out of land drainage works.

Development in relation to minor or replacement equipment by suppliers of electricity and telecommunications services.

4. (1) Any development which –
- (a) is carried out by or on behalf of a person who is a licensee under the Telecommunications (Bailiwick of

Guernsey) Law, 2001 or the Electricity (Guernsey) Law, 2001, and

- (b) is necessary for the maintenance or replacement of overhead lines, cables, surface wiring, block terminals and dish or multiple rod aerials or the replacement of dishes or masts used for the purpose of supplying electricity or providing telecommunications services to the public,

provided that the provisos in subparagraph (2) are fulfilled.

- (2) The provisos referred to in subparagraph (1) are that –
 - (a) any replacement equipment is not significantly different in terms of its siting, design, size and appearance to the equipment that it replaced,
 - (b) any hard surface which is disturbed by the development is restored with a finish which is not significantly different from the existing finish and in the case of granite cobbles or flags is restored with the same materials,
 - (c) where any equipment is replaced, any redundant equipment is removed forthwith from the site.

Development in relation to the supply of electricity.

- 5. (1) Any development which –

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- (a) is carried out by or on behalf of a person who is a licensee under the Electricity (Guernsey) Law, 2001, and
- (b) is necessary –
 - (i) for the replacement of roadside distribution pillars, high voltage switchgear and transformers, poles and street cabinets for the purpose of supplying electricity to the public, provided that any replacement is not significantly different in terms of its siting, size, design and appearance to the equipment that it replaced,
 - (ii) to avoid contact between any tree or other vegetation and overhead power lines, or
 - (iii) to enclose existing equipment,

provided that the provisos in subparagraph (2) are fulfilled.

- (2) The provisos referred to in subparagraph (1) are that –
 - (a) any hard surface which is disturbed by the development is restored with a finish which is not significantly different from the existing finish and in the case of granite cobbles or flags is restored with the same materials,

- (b) where development is necessary to enclose existing equipment –
 - (i) the equipment to be enclosed is not within a conservation area,
 - (ii) in the case of equipment enclosed by hedging, the hedging is of a species native to Guernsey,
 - (iii) in the case of equipment enclosed by a structure and located within 1 metre of a highway, the height of the structure does not exceed 90 centimetres,
 - (iv) in the case of equipment enclosed by a structure and located 1 metre or more from a highway, the height of the structure does not exceed 2.5 metres.

Development within the operational areas of water treatment works, foul water treatment works, pumping stations and reservoirs etc.

6. Any development by or on behalf of the States which is carried out within the operational areas of water treatment works, foul water treatment works, pumping stations, reservoirs or other places where water is stored and which is necessary for –

- (a) the provision of water supplies,
- (b) the maintenance or security of any such place, or
- (c) the monitoring of water flows,

provided that such development is not carried out in relation to any land or structure forming any part of the perimeter of any such place.

Development within the operational area of a power station.

7. Any development by or on behalf of a person who is a licensee under the Electricity (Guernsey) Law, 2001 which is carried out within the operational area of a power station and which is necessary for –

- (a) the relocation of pumping equipment and over ground piping within the operational area of a power station provided that there is no significant change to –
 - (i) the siting, and
 - (ii) the visibility from a highway,of such piping or equipment, or
- (b) the security of the power station,

provided that such development is not carried out in relation to any land or structure forming any part of the perimeter of the power station.

Development within the operational area of an airport.

8. (1) Any development by or on behalf of the States within the operational area of an airport which is necessary for –

- (a) the provision of air traffic control services,
- (b) the safe navigation of aircraft,

- (c) the display of non-illuminated signs for users of the airport,
- (d) the security of the airport,
- (e) the maintenance or resurfacing of an airport runway or to make minor alterations to the camber of such a runway, or
- (f) ensuring the health or safety of passengers or the public,

provided that the provisos in subparagraph (2) are fulfilled.

- (2) The provisos referred to in subparagraph (1) are that –
 - (a) development, other than display of signage, is not carried out in relation to any land or structure forming any part of the perimeter of the airport and that, where carried out in relation to an airport runway, it does not extend that runway,
 - (b) where any temporary buildings or other temporary structures are erected to ensure the health or safety of passengers or the public, such structures must be removed within one year of the date of the erection, installation or placement of the temporary building or other structure,

- (c) where development is necessary for the display of non-illuminated signs, the signs must not be sited facing a highway.

Development within the operational area of a harbour.

9. (1) Any development by or on behalf of the States within the operational area of a harbour which is necessary for –

- (a) the provision of harbour control or safe navigation of ships,
- (b) the display of non-illuminated signs for users of the harbour,
- (c) the security of the harbour, or
- (d) ensuring the health or safety of passengers or the public,

provided that the provisos in subparagraph (2) are fulfilled.

(2) The provisos referred to in subparagraph (1) are that –

- (a) development, other than the display of signage, is not carried out in relation to any land or structure forming any part of the perimeter of the harbour,
- (b) where any temporary buildings or other temporary structures are erected to ensure the health or safety of passengers or the public, such structures must be removed within one year of the date of the erection,

installation or placement of the temporary building or other structure,

- (c) where development is necessary for the display of non-illuminated signs, the signs must not be sited facing a highway.

Minor works for navigational purposes.

10. (1) Any development by or on behalf of the States outside the operational area of a harbour or an airport which is necessary to –

- (a) carry out any minor works for the purpose of –
 - (i) the safe navigation of ships or aircraft, or
 - (ii) the safe operation of the port or airport in question, or
- (b) avoid the obstruction of navigation points or navigation lights by any tree or other vegetation,

provided that where fencing is erected, the height of the fence does not exceed 1.5 metres.

(2) In this paragraph "**minor works**" means –

- (a) minor maintenance work or replacement of fixed plant that does not involve any work to buildings, walls or fences, or

- (b) the installation or erection of fencing to ensure the security of navigational equipment.

Coastal defences.

11. Any development by or on behalf of the States necessary for the maintenance of existing coastal defences provided that such development does not include development consisting of land reclamation and does not affect any shingle bank or other natural feature forming part of such defences.

Street furniture.

12. (1) Any development by or on behalf of the States necessary for the replacement or maintenance of any fixed street furniture provided that, where any replacement is installed or maintenance work is carried out in La Vallette (Bathing Pools) Conservation Area and those parts of the conservation areas identified in subparagraph (2) –

- (a) any replacement installed is of the same materials, design, form and scale as the furniture it replaces,
- (b) any maintenance is carried out using the same materials as the existing furniture and so that the furniture remains of the same design, form and scale.

(2) The parts of the conservation areas referred to in subparagraph (1) are those parts of –

- (a) the St. Peter Port conservation area which fall within South Esplanade, the Quay, North Esplanade, Gategny Esplanade, the Pollet, High Street, Hauteville, Fountain Street, Trinity Square, Mill Street, Mansell Street, Contree Mansell, Smith Street, Lefebvre Street, Rue du

Manoir, College Street, Saint Julian's Avenue, Castle Emplacement, Crown Pier and La Salerie Harbour, and

- (b) the Bridge Conservation area which fall within South Quay, the Bridge and North Side.

(3) In this paragraph, "**street furniture**" includes lamp standards and other street lighting, traffic lights and signals, traffic signs, public seating, cycle racks, cycle hoops, signposts, signs, refuse bins, bollards, rails, fences and barriers for safeguarding persons using the public highway.

Closed circuit television.

13. (1) Any development by or on behalf of the States necessary for the –

- (a) installation and maintenance of one closed circuit television camera on any one structure or object provided that the dimensions of the camera, including its housing and fixing bracket, do not exceed 90 centimetres x 25 centimetres x 55 centimetres, or
- (b) temporary installation and maintenance of closed circuit television cameras to cover a public event or in an emergency provided that the cameras are in place for no more than 14 days,

including, where such a camera is installed, the erection of any signage necessary to meet information requirements relating to the installation of the camera under the Data Protection Law, provided that the provisos in subparagraph (2) are fulfilled.

- (2) The provisos referred to in subparagraph (1) are that, where a

closed circuit television camera is installed –

- (a) it is installed at a minimum height of 2 metres above ground level,
- (b) any signage, necessary to meet information requirements relating to the installation of the camera under the Data Protection Law, is erected at the same time.

Development in relation to traffic calming or footways.

14. (1) Any development by or on behalf of the States on a public highway necessary –

- (a) for traffic calming measures, or
- (b) to improve the safe movement of pedestrians,

on a public highway including, without limitation, the erection of speed bumps, the building out of a kerb or the creation of footways or pavements provided that the provisos in subparagraph (2) are fulfilled.

(2) The provisos referred to in subparagraph (1) are that –

- (a) the site is not within a conservation area or within, or adjacent to, the curtilage of a protected building or a protected monument,
- (b) the site is not adjacent to a protected building or a protected monument.

The erection of a bus shelter.

15. Any development by or on behalf of the States necessary for the erection of a bus shelter over an existing bus stop provided that –

- (a) the erection of the bus shelter does not result in –
 - (i) any obstruction of a public highway or adversely affect pedestrian flows,
 - (ii) the removal of a landscape feature,
- (b) no advertisement is displayed on the bus shelter,
- (c) where the bus shelter is erected on a footpath or pavement, the remaining footpath or pavement is at least 1 metre in width.

Cycle shelters and cycle hoops.

16. Any development by or on behalf of the States necessary for the installation of cycle shelters, cycle hoops or scooter hoops on a public highway provided that –

- (a) the installation of the cycle shelter or cycle hoop does not result in –
 - (i) any obstruction of a public highway or adversely affect pedestrian flows,
 - (ii) the removal of a landscape feature,

- (b) no advertisement is displayed on the cycle shelter or cycle hoop,
- (c) where the cycle shelter or cycle hoop is installed on a footpath or pavement, the remaining footpath or pavement is at least 1 metre in width.

Water refill points.

17. Any development by or on behalf of the States necessary for the installation of a water refill point provided that –

- (a) the installation of the water refill point does not result in –
 - (i) any obstruction of a public highway or adversely affect pedestrian flows, or
 - (ii) the removal of a landscape feature,
- (b) the water refill point does not exceed 1.7 metres in height and 0.3 metres in diameter or such other dimensions as may be agreed in writing with the Authority,
- (c) no advertisement is displayed on the water refill point,
- (d) where the water refill point is installed on a footpath or pavement, the remaining footpath or pavement is at least 1 metre in width,

- (e) where the water refill point is not used throughout a period of six months, it must be removed from the site within three months of the end of that six month period.

CLASS 8

STORAGE, DISTRIBUTION AND INDUSTRIAL CHANGE OF USE

Changes from general to light industrial use.

1. Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use for any general industrial purpose within use class 25 (general industry) to use for any light industrial purpose within use class 24 (light industry).

Changes from special or waste uses to general or light industrial use.

2. Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use for any purpose within use class 26 (special industry) or 27 (waste) to use for any general industrial purpose within use class 25 (general industry) or any light industrial purpose within use class 24 (light industry).

Changes between light industrial use and general storage or distribution use.

3. Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, to or from an existing use for any light industrial purpose within use class 24 (light industry) to or from a use for any general storage or distribution purpose within use class 22 (general storage or distribution).

Changes from general industrial use to general storage or distribution use.

4. Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use for any general industrial purpose within use class 25 (general industry)

to use for any general storage or distribution purpose within use class 22 (general storage or distribution).

Changes from general storage or distribution uses to general industrial use in Key Industrial Areas.

5. (1) Change in the use of land in a Key Industrial Area, including any land which is, or is within the curtilage of, a protected building or a protected monument, from any existing use for a storage or distribution purpose within use class 22 (general storage or distribution) to a use for any general industrial purpose within use class 25 (general industry).

(2) In this paragraph "**Key Industrial Area**" means –

- (a) the key industrial areas at Pitronnerie Road, Northside, Saltpans and Longue Hougue as identified in the Island Development Plan and shown shaded in light purple in the Proposals Map forming part of that plan, and
- (b) the key industrial expansion areas located adjacent to the Key Industrial Areas as identified in the Island Development Plan and shown hatched in mid-purple in the Proposals Map forming part of that plan.

CLASS 9

TREES

Pruning of trees.

1. The pruning of any protected tree provided that it is carried out in accordance with British Standard Specification 3998/2010-Tree Work.

Recommendations as revised or re-issued from time to time^t.

Dead and diseased trees.

2. The cutting down, uprooting, topping, lopping or pruning of any protected tree or part of such a tree which has been certified as being dead or in a hazardous state by an –

- (a) arboriculturist, or
- (b) other person who has sufficient expertise to make such a certification,

provided that the tree is not within a site of special significance and that the cutting down, uprooting, lopping or topping of a tree is not carried out in the period beginning on 1st March and ending on the 31st July in any calendar year.

Cutting down etc. of trees in compliance with statutory requirements, to abate or prevent a nuisance or implement a planning permission.

3. The cutting down, uprooting, topping, lopping or pruning of any protected tree or part of such a tree to the extent that such action is –

- (a) necessary to comply with any requirements under any enactment including the Cutting of Hedges Ordinance, 1953^u and the High Hedges (Guernsey) Law, 2016^v,
- (b) necessary to prevent or abate a nuisance, or

^t Current edition B.S. 3998:2010.

^u Recueil d'Ordonnances Tome X, p. 373; this enactment has been amended.

^v Order in Council No. IV of 2017.

- (c) required to enable a person to implement any planning permission except for an outline permission,

provided that the cutting down, uprooting, topping or lopping of a tree is not carried out in the period beginning on 1st March and ending on the 31st July in any calendar year.

Cutting down etc. of trees to prevent obstruction of a highway or to ensure safe and efficient use for civil aviation purposes.

4. The cutting down, uprooting, topping, lopping or pruning of any protected tree to the extent that such action is necessary –

- (a) to prevent obstruction of a highway, or
- (b) to ensure the safe and efficient use for civil aviation purposes of any land, structures, works or apparatus.

Cutting down of certain species of trees.

5. The cutting down, uprooting, topping, lopping or pruning of a tree of any of the following species which is a protected tree by virtue of being one of a group or area of trees or woodlands in relation to which a tree protection order has been made –

- (a) *X Cupressocyparis leylandii* (Leyland Cypress),
- (b) *Chamaecypris nootkatensis* (Nootka Cypress), or
- (c) *Cupressus macrocarpa* (Monterey Cypress),

provided that such operations do not cause any significant damage to any other tree, not of any of such species, which forms part of that group or area of trees or

woodlands.

CLASS 10

SIGNS, ADVERTISEMENTS AND TEMPORARY ART INSTALLATIONS

Contractors' signs.

1. Temporary display of a contractor's signboard on a building or site where the contractor is currently engaged in building or other works provided that –

- (a) any planning permission required under the Law for those works has been granted or those works comprise exempt development,
- (b) there is only one such signboard on the building or site,
- (c) the signboard is not internally illuminated,
- (d) the signboard is removed upon completion of the works.

Nameplates.

2. Display on a building or on a boundary of premises of a nameplate identifying any individual, company or firm carrying on a trade, business or profession in or from that building or premises provided that –

- (a) the trade, profession or business concerned is not being carried on in contravention of the Law,
- (b) the nameplate is not internally illuminated,

- (c) the size of the nameplate does not exceed 60 centimetres, measured in any dimension,
- (d) in the case of the display of a nameplate on the boundary of premises, the nameplate is not freestanding or displayed on a hedge, tree or earthbank forming the boundary.

Signs for charity and public events.

3. Temporary display of a sign advertising, or giving directions to the location of, a charity or public event provided that –

- (a) the sign is not illuminated, either internally or by external illumination,
- (b) the sign is not displayed earlier than four weeks prior to the date of the event,
- (c) the sign is removed within a period of seven days beginning on the day the event ended,
- (d) in the case of any banner displayed across a street in St. Peter Port or St. Sampson, the sign does not include any commercial advertising material.

Election signs.

4. Temporary display of a sign, including on or within the curtilage of a protected building or a protected monument, which –

- (a) promotes a candidate at, or the subject matter of which is otherwise in connection with, an election for any

States or Parish office and which is displayed during the period immediately preceding the election, or

- (b) promotes a campaign in relation to a question to be asked at a referendum to be held in Guernsey pursuant to an enactment, or the subject matter of which is otherwise in connection with such a referendum, and which is displayed during the period immediately preceding the referendum.

Signs advertising garden produce.

5. Display within the curtilage of a dwelling-house, including where such house or its curtilage is, or is within the curtilage of, a protected building or a protected monument of one sign advertising the sale of produce grown, otherwise than on a commercial basis, within the curtilage of the dwelling-house provided that –

- (a) there is only one such sign within the curtilage,
- (b) the size of the sign does not exceed 60 centimetres, measured in any dimension.

Repainting or replacement of existing signs.

6. Repainting or replacement of an existing sign provided that –

- (a) the sign, as repainted or replaced, is not internally illuminated,
- (b) the overall size and location of the sign is not altered as a result of the repainting or replacement.

Terre à l'amende signs.

7. Display of a terre à l'amende sign on a wall, fence or a building provided that –

- (a) the Royal Court has granted an application, in respect of the land in question, for notices to be published in La Gazette Officielle to the effect that the land is terre mise à l'amende,
- (b) the sign is not illuminated, either internally or by external illumination,
- (c) the size of the sign, does not exceed 60 centimetres, measured in any dimension.

Heritage signs and interpretation boards.

8. Display of a sign or board, including on or within the curtilage of a protected building or a protected monument, displaying information in relation to the building or site on or near to which it is located, provided that –

- (a) the sign or board is not illuminated, either internally or by external illumination,
- (b) where mounted on the ground, the size of the sign (including any pole or other object on which it is mounted) does not exceed 1.2 metres in height,
- (c) where mounted on a building or other structure, the size of the sign does not exceed 1 metre, measured in any dimension.

Signs within an existing fascia board.

9. (1) Display of a sign within an existing fascia board attached to a non-domestic building or other non-domestic structure provided that –

- (a) the sign is not illuminated, either internally or by external illumination,
- (b) where the building or other structure is within a conservation area or is substantially constructed before 1900, the sign must comprise individual letters or be painted,
- (c) the sign must not be located above first floor level.

(2) In this paragraph "**fascia board**" means a signboard on a non-domestic building or other non-domestic structure.

Signs applied to a glazed area.

10. Display of a sign applied internally to an existing glazed area, including on or within the curtilage of a protected building, provided that the area of the glazing covered by signage does not exceed 25% of the total area of glazing on the elevation in question.

Electric charging point signs.

11. The display of a sign, indicating an electric charging point, displayed on a building, wall, fence, pole or gate, including where the sign is located on or within the curtilage of a protected building, provided that –

- (a) the building or other structure, as the case may be, is not within a site of special significance,

- (b) the sign does not exceed 60 centimetres, measured in any dimension,
- (c) the sign is not illuminated, either internally or by external illumination,
- (d) where the sign is mounted on a pole, it is not mounted more than 1.2 metres above ground level,
- (e) no advertisement is displayed on the sign.

Parish signs.

12. The display or replacement of a sign by the Constables or Douzaine of a Parish, on a building, other structure or on other land in the Parish which is owned by the Constables, or by the Constables and Douzaine, for the time being, of that Parish, provided that –

- (a) the sign is to be displayed in connection with parochial activities of the Constables or the Douzaine,
- (b) the building, other structure or land, on which the sign is displayed, is not within a site of special significance,
- (c) the sign does not exceed 1 metre, measured in any dimension,
- (d) the sign is not illuminated, either internally or by external illumination,
- (e) where the sign is mounted on a pole, it is not mounted more than 1.5 metres above ground level,

- (f) no advertisement is displayed on the sign,
- (g) the display of the sign does not result in any obstruction of a highway or a private pedestrian road, street, lane or clos, however named, or adversely affect pedestrians flows,
- (h) where any sign is replaced, any redundant sign is removed from the site in question within one month of the replacement.

Temporary art installations.

13. The installation of an art work provided that –

- (a) the art work is not installed within a site of special significance,
- (b) the art work does not exceed 2 metres in height,
- (c) the art work is not illuminated, either internally or by external illumination,
- (d) the installation does not result in –
 - (i) any obstruction of a highway or a private pedestrian road, street, lane or clos, however named or adversely affect pedestrian flows, or
 - (ii) the removal of a landscape feature other than an art work which the installation is replacing,

- (e) no advertisement is displayed on the art work,
- (f) the art work is removed from the site within 20 weeks starting on the date of the installation.

CLASS 11

RETAIL AND ADMINISTRATIVE, FINANCIAL AND PROFESSIONAL
CHANGE OF USE

Changes from use as an office to use for temporary re-location in emergency.

1. Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use within use class 16 (administrative office) to a use within use class 17 (temporary office).

Changes between convenience retail use and general retail use in the Main Centres.

2. Change in the use of any land in a Main Centre, including of any land which is, or is within the curtilage of, a protected building or a protected monument, to or from any existing use for any convenience retail purpose within use class 9 (convenience retail) to or from use for any general retail purpose within use class 10 (general retail).

Changes from use as a hot food take-away to use for sale of food.

3. Change in the use of any land in a Main Centre, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use as a hot food take-away within use class 12 (hot food take-away) to use for sale of food for consumption on the premises within use class 11 (food).

Change of use of upper floors of buildings in the Main Centres from retail use or office use to use for certain residential uses.

4. Change of use of a floor of a building within a Main Centre including of any building which is, or is within the curtilage of, a protected building or a protected monument, from an existing use within any of use classes 9 (convenience retail), 10 (general retail), 15 (financial and professional services) or 16 (administrative office) to a use within use class 2 (flat) or 5 (use of part of dwelling for business purposes), provided that –

- (a) the floor of the building is located at first floor level or above,
- (b) the change of use would not result in a dwelling which did not meet the standards in relation to internal space within new dwellings set out in the Technical housing standards-nationally described space standard as revised, reissued or replaced from time to time ,
- (c) the Authority is notified of the change of use within a period of one month starting on the date of the change of use,
- (d) the total area, the use of which is changed, does not exceed 250 square metres.

CLASS 12

VISITOR ACCOMMODATION CHANGE OF USE

Temporary change of use from a visitor economy use to certain residential uses.

1. (1) Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an

existing use falling within use class 7 (serviced visitor accommodation) or use class 8 (non-serviced visitor accommodation) to a use within use class 1 (dwelling house), use class 2 (flat) or use class 5 (use of part of dwelling for business purposes) provided that –

- (a) the change of use is one which occurs, or has occurred, in the period starting on 25th March, 2020 and ending on the 31st December, 2023 or such later date as the Authority may by Regulations prescribe,
- (b) the land reverts to its previous lawful use, immediately before the 25th March, 2020, on or before the 31st January, 2024 or such later date as the Authority may by Regulations prescribe,
- (c) the owner or occupier of the land notifies, or has notified, the Authority in writing of the date the change of use occurred and of the matters in subparagraph (2) –
 - (i) where the change of use has occurred before 1st April, 2021, by the 21st April, 2021, or
 - (ii) where the change of use occurs, or has occurred, after the 1st April, 2021, within 21 days of the date of the change of use.

(2) The notification referred to in subparagraph (1)(c) must include, or have included –

- (a) the name and address of the land,

- (b) brief particulars of the use within use class 1, use class 2 or use class 5 to which the use of the land has changed, and
- (c) the expected duration of the use to which the use of the land has changed.

Changes of use from certain residential uses to a visitor economy use.

2. Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use within use class 1 (dwelling house), use class 2 (flat) or use class 5 (use of part of dwelling for business purposes) to a use falling within use class 7 (use as serviced visitor accommodation) or use class 8 (use as non-serviced visitor accommodation) where the change of use is to revert to the previous lawful use immediately before 25th March, 2020 in compliance with the proviso in item (b) of paragraph 1(1).

Changes of use from use as non-serviced visitor accommodation to use as a dwelling-house.

3. (1) Change in the use of any land, including any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use as non-serviced visitor accommodation within use class 8 (non-serviced visitor accommodation) comprising a self-catering unit to an existing use as a dwelling-house within use class 1 (dwelling house) or 5 (use of part of a dwelling for business purposes), provided that –

- (a) the land formed part of a single dwelling-house,
- (b) the change of use of the land is for the purpose of allowing the land to revert back to use as part of the original, single dwelling-house,

- (c) the land comprises a maximum of two self-catering units,
- (d) the Authority is notified of the change of use within a period of one month starting on the date of the change of use.

(2) In this paragraph –

"self-catering unit" means premises –

- (a) categorised as such under a boarding permit granted in respect of those premises, or
- (b) of such a description which would be categorised as a self-catering unit under the Tourist Law, 1948 were a boarding permit to be granted in respect of those premises, and

"single dwelling-house" means a single dwelling-house, and land within the curtilage of that dwelling-house, the use of which fell within use class 1 (dwelling house) or use class 5 (use of part of a dwelling for business purposes) immediately before its use as visitor accommodation.

Change of use from a visitor accommodation use on certain sites to use for certain residential uses.

4. (1) Change in the use of any land, including of any land which is, or is within the curtilage of, a protected building or a protected monument, from an existing use falling within use class 7 (serviced visitor accommodation) or use class 8 (non-serviced visitor accommodation) to a use within use class 1 (dwelling house),

use class 2 (flat), use class 3 (sheltered housing) or use class 4 (specialised housing) provided that –

- (a) there has been no valid boarding permit in effect in respect of the visitor accommodation since 31st December, 2020,
 - (b) the visitor accommodation has not been advertised or promoted for use as visitor accommodation since 31st December, 2020,
 - (c) the change of use takes place within two years starting on the date of the coming into force of this Ordinance or such later date as the Authority may by Regulations prescribe,
 - (d) the Authority approves in writing any impacts arising from the change of use on highway safety and neighbourhood amenity before the change of use occurs,
 - (e) the land comprises the whole or part of a site described in Schedule 2.
- (2) An application for an approval under subparagraph (1)(d) must

–

- (a) be made on a form supplied by the Authority and must include the particulars specified in that form, and
- (b) be accompanied by one copy of –

- (i) a plan which clearly and accurately identifies the location of the site to which the application relates,
- (ii) a block layout plan which clearly and accurately identifies the site to which the application relates, and
- (iii) any other plans, drawings and information necessary to describe the impacts arising from the change of use on roads and traffic and highway safety and the reasonable enjoyment of neighbouring properties,

and in making an application the applicant must have regard to any guidance in relation to the making of such an application issued by the Authority from time to time.

(3) The form supplied by the Authority shall include a statement to be signed by the applicant –

- (a) that the applicant is the owner or has the consent of the owner, of any part of the land to which the application relates, to the application being made, or
- (b) if the applicant does not know who any such owner is, that the applicant has made all reasonable enquiries to identify any such owner and obtain that owner's consent.

(4) In determining an application under subparagraph (1)(d), the Authority must have regard to –

- (a) any significant adverse effects on roads and traffic and highway safety or on the reasonable enjoyment of neighbouring properties, and
- (b) any relevant Development Plan or Local Planning Brief to the extent it relates to the matters in item (a),

and the weight to be given to the Development Plan or Local Planning Brief and the matters in item (a) shall be for the Authority having regard to the particular facts and circumstances of the case.

CLASS 13
DEMOLITION

Demolition of a shed, glasshouse, temporary or garden structure, fence, gate, relevant domestic structure or exempt structure etc.

1. (1) The demolition of any –
 - (a) shed, freestanding glasshouse, temporary structure, garden structure, fence or gate,
 - (b) relevant domestic structure for which planning permission was granted for the construction, erection, creation, placement or installation of the same,
 - (c) exempt structure, or

- (d) structure required to be demolished in accordance with a compliance notice issued under the Law,

but not including the removal of an earthbank or hedge and provided that the provisos in subparagraph (2) are fulfilled.

- (2) The provisos referred to in subparagraph (1) are that –
 - (a) the structure is not substantially constructed before 1900,
 - (b) the demolition work would not create a vehicular access to premises,
 - (c) in the case of partial demolition, the remaining structure is made good,
 - (d) the structure to be demolished is not a wall which forms a field boundary or adjoins a highway,
 - (e) the structure to be demolished is not within a site of special significance,
 - (f) any waste arising from the demolition must be removed from the site in question within two months of the completion of the demolition,
 - (g) any matter not comprising waste arising from the demolition must be reused on site or removed from the site within six months of the completion of the demolition,

(h) in the case of the demolition of a relevant domestic structure, the demolition would not result in a breach of a term or condition of the planning permission under which the structure was constructed, erected, created, placed or installed,

[(i) in the case of the demolition of a shed, the lawful use of the shed falls within any of use classes 1 to 6.]

(3) In this paragraph –

"exempt structure" means a structure or other feature the erection, creation, placement or installation of which would be exempt development,

"garden structure" means a structure, designed and used for the support of plants, not falling within subparagraph (1)(c), which is –

(a) located within the curtilage of a dwelling-house, flat or a building containing flats, and

(b) used primarily for the domestic purposes of that dwelling-house, flat or building containing flats, and

"relevant domestic structure" means a freestanding outbuilding, not falling within subparagraph (1)(a) or (c), which is –

(a) located within the curtilage of a dwelling-house, flat or a building containing flats, and

- (b) used primarily for the domestic purposes of that dwelling-house, flat or building containing flats.

NOTES

In Schedule 1,

in Class 1, first, the words in square brackets in paragraph 4 and, second, paragraph 5(b) were substituted, third, paragraph 5(d) was substituted, fourth, the words in square brackets in paragraph 6(a) were substituted and those omitted in square brackets in, fifth, paragraph 8(d) and, sixth, paragraph 9(b) were revoked, seventh, the word "residential" in square brackets, wherever occurring in paragraphs 10(e), 12(c), 13(c), 14(d), 30(d) and (e) and 38(b) and (c), was inserted, eighth, paragraph 26(f) and, ninth, paragraph 30(f) were inserted, tenth, the word and punctuation in square brackets in paragraph 33(c) was inserted, eleventh, paragraph 33(d) was inserted, twelfth, the words omitted in the first pair of square brackets in paragraph 37 were revoked, thirteenth, paragraph 37(c) and, fourteenth, paragraph 38(f) were inserted by the Land Planning and Development (Exemptions) (Amendment) Regulations, 2024, respectively regulation 1(2), regulation 1(3)(a), regulation 1(3)(b), regulation 1(4), regulation 1(5), regulation 1(6), regulation 1(7), regulation 1(8), regulation 1(9), regulation 1(10)(a), regulation 1(10)(b), regulation 1(11)(a), regulation 1(11)(b) and regulation 1(12), with effect from 13th November, 2024, subject to the transitional provision in regulation 7 of the 2024 Regulations;

in Class 2, first, paragraph 5(e) and, second, the words in square brackets in paragraph 5(b) were substituted, third, the words in square brackets in paragraph 6(a)(i) were inserted, the words omitted in square brackets in, fourth, paragraph 8(b) and, fifth, paragraph 19(a) were revoked and, sixth, paragraph 19(d) was inserted by the Land Planning and Development (Exemptions) (Amendment) Regulations, 2024, respectively regulation 2(2)(b), regulation 2(2)(a), regulation 2(3), regulation 2(4), regulation 2(5)(a) and regulation 2(5)(b), with effect from 13th November, 2024, subject to the transitional provision in regulation 7 of the 2024 Regulations;

in Class 4, first, the words in square brackets in paragraph 1 and, second, those in the first pair of square brackets in paragraph 6(b) were substituted, third, paragraph 6(d) was substituted, fourth, paragraph 7(f) was inserted, fifth, the words omitted in the first pair of square brackets in paragraph 13 were revoked and, sixth, paragraph 13(c) was inserted by the Land Planning and Development (Exemptions) (Amendment) Regulations, 2024, respectively regulation 3(2), regulation 3(3)(a), regulation 3(3)(b), regulation 3(4), regulation 3(5)(a), regulation 3(5)(b), with effect from 13th November, 2024, subject to the transitional provision in regulation 7 of the 2024 Regulations;

in Class 5, paragraph 2(b) was substituted by the Land Planning and Development (Exemptions) (Amendment) Regulations, 2024, regulation 4(2), with effect from 13th November, 2024, subject to the transitional provision in regulation 7 of the 2024 Regulations;

in Class 13, paragraph 1(2)(i) was inserted by the Land Planning and Development (Exemptions) (Amendment) Regulations, 2024, regulation 5(2), with effect from 13th November, 2024, subject to the transitional provision in regulation 7 of the 2024 Regulations.

The following Regulations have been made under Schedule 1:

Land Planning and Development (Visitor Accommodation) (Exemptions) Regulations, 2024.

In accordance with the provisions of the Land Planning and Development (Visitor Accommodation) (Exemptions) Regulations, 2024, respectively regulation 1(a) and regulation 1(b), with effect from 18th September, 2024, the Authority prescribes the later date of, first, 28th February, 2026 for the ending of the period set out in paragraph 1(1)(a) of Class 12 (temporary change of use from a visitor economy use to certain residential uses) of this Schedule and, second, 31st March, 2026 for the purposes of paragraph 1(1)(b) of Class 12 to this Schedule.

VISITOR ACCOMMODATION CHANGE OF USE

DESCRIPTIONS OF SITES FOR THE PURPOSES OF PARAGRAPH 4(1)(e) OF
CLASS 12 OF SCHEDULE 1

PART I

DESCRIPTIONS OF PROPERTIES

1. All of the land comprised in Cadastre land parcel D006900000, the name and address of which is La Roche, Les Rohais de Haut, Castel, Guernsey GY5 7NA.

2. All of the land comprised in Cadastre land parcel D003220000, the name and address of which is Wisteria, King's Mills Road, Castel, Guernsey, GY5 7LS.

3. All of the land comprised in Cadastre land parcel E009370000, the name and address of which is Les Rouvets Farm, Bas Rouvets, St. Saviour, Guernsey GY7 9ND.

4. All of the land comprised in Cadastre land parcel F000860000, the name and address of which is L'Eree Hotel, Route de la Rocque Poisson, L'Eree, St. Pierre du Bois, Guernsey, GY7 9LG.

5. All of the land comprised in Cadastre land parcel F007610000, the name and address of which is Mille Fleurs, Rue du Bordage, St. Pierre du Bois, Guernsey, GY7 9DW.

6. All of the land comprised in Cadastre land parcel J013390000, the name and address of which is the Bon Port Hotel, La Rue Gros Jean, La Rue des Clotures, St. Martin, Guernsey, GY4 6EW.

7. All of the land comprised in Cadastre land parcel J002270000, the name and address of which is the Forest Park Hotel (formerly known as St. Margaret's Lodge Hotel), Route de la Forêt, St. Martin, Guernsey GY4 6UE.

8. All of the land comprised in Cadastre land parcel J016230000, the name and address of which is the Idle Rocks Hotel, Route de Jerbourg, St. Martin, Guernsey GY4 6BJ.

9. All of the land comprised in Cadastre land parcel J010600000, the name and address of which is Coconut Grove (formerly known as Sunnydene Country House Hotel), Rue des Marettes, St. Martin, Guernsey GY4 6JH.

10. All of the land comprised in Cadastre land parcel K005570000, the name and address of which is La Brigade Farm, La Brigade, St. Andrew, Guernsey GY6 8RQ.

PART II

INTERPRETATION OF SCHEDULE

11. (1) In this Schedule, "**Cadastre**" means the Cadastre prepared and for the time being in force under the Cadastre Law, 1947^x (called "**the 1947 Cadastre**" in that Law).

(2) In this Schedule a reference to –

^x Ordres en Conseil Vol. XIII, p. 78; this enactment has been amended.

Consolidated text

- (a) land comprised in a Cadastre land parcel number is to the land comprised in the specified land parcel number, and
- (b) the name and address of land is to the name and address of that land,

at the date of commencement of this Ordinance.