

Roof alterations: what you can do without planning permission

Under the Planning and Building (General Development) (Jersey) Order 2011, there are a number of works and alterations you can make to your roof without requiring planning permission providing the relevant conditions are met.

Restrictions

The works and alterations to a roof set out here are **not** permitted and would require planning permission if your property:

- ✗ is or forms part of a Listed Building or Place (including a potential Listed Building or Place),
- ✗ is located within a conservation area, or
- ✗ has had its relevant permitted development rights removed by a condition on a previous planning permit. This only relates to dwellings built in the last 30 years or so.

To check if your property is listed you can search the [register](http://www.gov.je/register) on www.gov.je alternatively please contact us - details of how to do this are given below.

Vents, flues & similar items

- ✗ Flues & vents can **not** be fitted into the principal elevation (any elevation facing and within 20 metres of a public road or footpath).
- ✓ The height of a flue/vent must not exceed 1m above the roof plane at the point where it is inserted.

Sun pipes

- ✓ The diameter of the sun pipe must not exceed 45cm.
- ✓ Must be fitted so that the height of sun pipe does not exceed a height of 30cm above the highest point at which it enters the roof.
- ✗ Sun pipes can **not** be fitted into the principal elevation (any elevation facing and within 20 metres of a public road or footpath).

Re-cladding a roof

- ✓ Does not require planning permission provided the material used is either natural slate or clay tiles, or exactly the same type of material as the material it is replacing.

Photovoltaic & water heating solar panels

- ✓ On any roof plane that contains photovoltaic, water heating solar panels or similar devices, then combined, these features together with skylights & dormer windows must not exceed 50% of the total area of the roof plane.
- ✓ Any panel attached to a sloping roof must not project more than 10cm above the roof plane
- ✗ You can **not** add a solar panel in the area shown below.



Important: before you start work

It is important to note that this guidance refers to the need for planning permission only. In order to carry out these works you will require **building permission**. For further information please contact the Building Control Section

Contact us

For further information please contact us at: Planning & Building Services, South Hill, St Helier JE2 4US +44 (0)1534 445508 email: planning@gov.je

DOMESTIC ROOF CONVERSIONS AND ROOF ALTERATIONS PERMITTED DEVELOPMENT GUIDE

WHAT CAN I DO WITHOUT PLANNING PERMISSION?

About Supplementary Planning Guidance

The Minister for Planning and Environment may publish guidelines and policies (supplementary planning guidance) in respect of; development generally; any class of development; the development of any area of land; or the development of a specified site¹.

Supplementary planning guidance may cover a range of issues, both thematic and site specific, and provides further detail about either, policies and proposals in the Island Plan, or other issues relevant to the planning process. It can also be used to provide information about how the planning system operates.

Where relevant, supplementary planning guidance will be taken into account, as a material consideration, in making decisions.

Supplementary planning guidance is issued in a number of different forms including:

Advice notes, which offer more detailed information and guidance about the ways in which Island Plan policies are likely to be operated, interpreted and applied in decision making;

Policy notes, which can be issued by the Minister, following consultation with key stakeholders, in-between reviews of the Island Plan, to supplement and complement the existing planning policy framework;

Masterplans, development frameworks and planning briefs provide more detailed information and guidance about the development of specific sites and areas of the Island; and

Practice notes, which aim to provide information about how the planning system's protocols and procedures operate.

The current supplementary planning guidance is listed and can be viewed on the States of Jersey website at www.gov.je/planningguidance.

Hard copies of all supplementary planning guidance can be obtained from Planning and Building Services, Department of the Environment, South Hill, St Helier, JE2 4US, telephone: +44 (0)1534 445508, email: planning@gov.je

This guide seeks to assist with general queries about what can be done within the roof space of a dwelling house without the need for planning permission. It provides an informal interpretation of the Planning and Building (General Development) (Jersey) Order 2011 as amended which can be found on line at www.gov.je/planning. It should not be relied upon as a legally binding interpretation of the law.

Loft conversions: what you can do without planning permission

You can convert your roof space for use as a 'habitable' room such as a bedroom, without requiring planning permission.

However, the converted roof space can **not** be used for a commercial purpose, or to create a separate, independent residential unit.

Restrictions

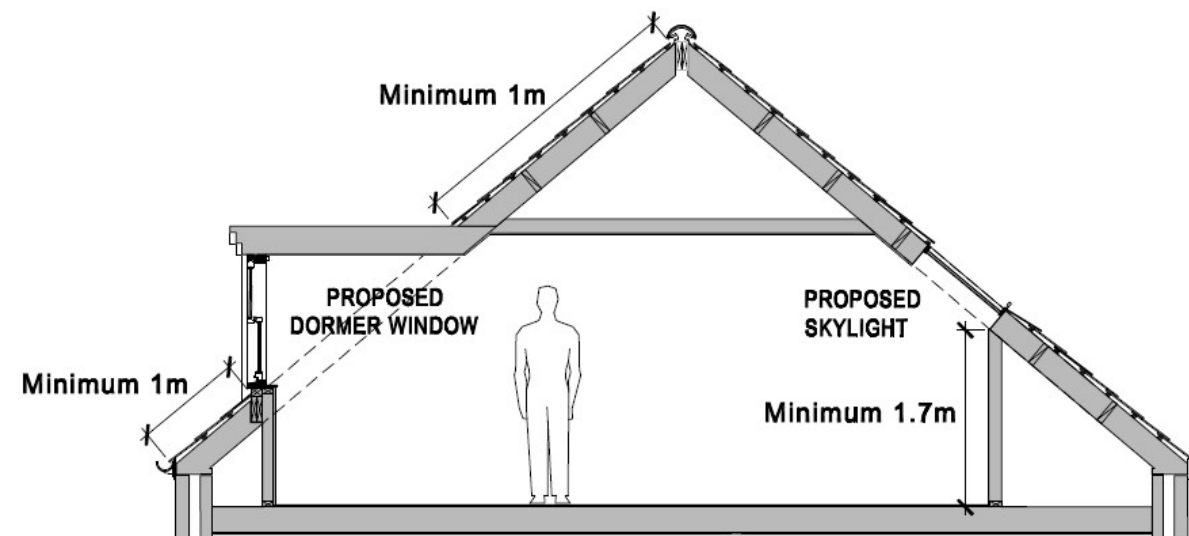
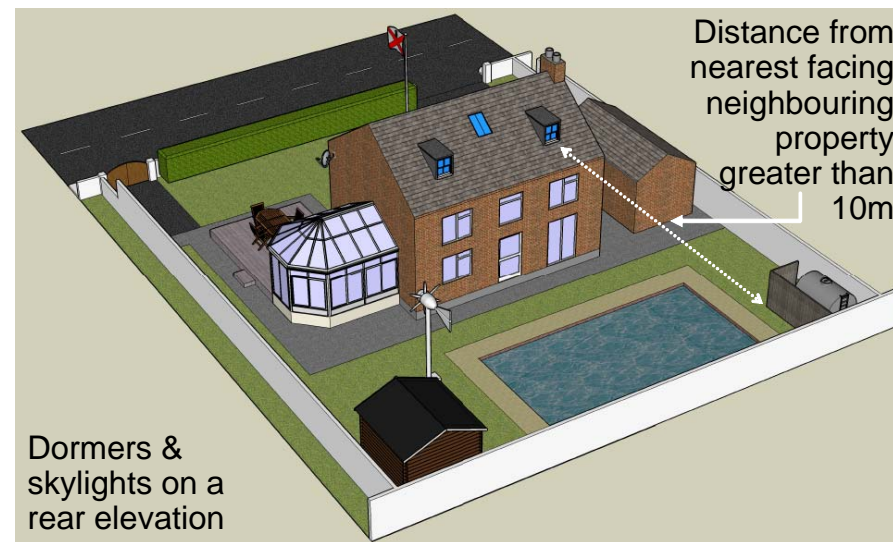
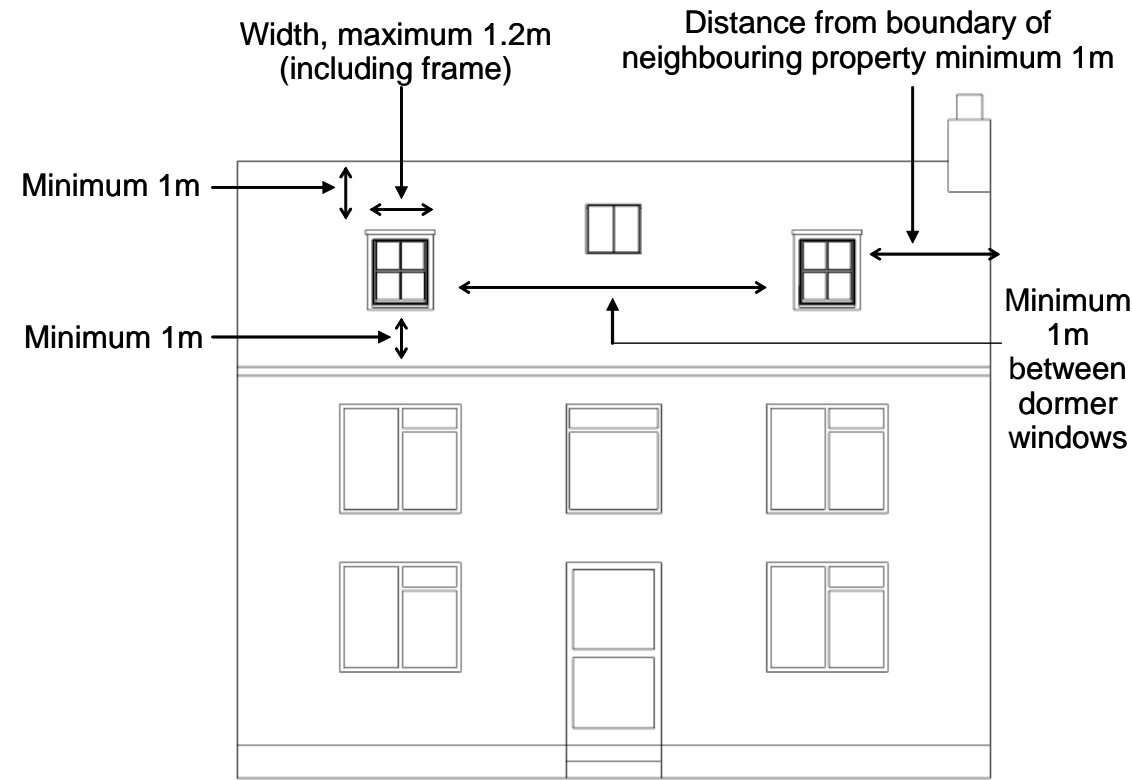
You are **not** permitted to convert your roof space, or add skylights or dormers without planning permission if your property;

- ✗ is or forms part of a Listed Building or Place (including a potential Listed Building or Place), or
- ✗ has had its relevant permitted development rights removed by a condition on a previous planning permit. This usually only relates to dwellings built or created in the last 30 years or so.

To check if your property is listed you can search the register on www.gov.je. Alternatively please contact us - details of how to do this are given below.

Skylights

- ✗ Skylights **cannot** be fitted into the principal elevation (any elevation facing and within 20 metres of a public road or footpath) if the building is within a conservation area.
- ✓ Skylights must be fitted so that the lowest part of the frame is fitted at a height of at least 1.7m above the internal floor level.
- ✗ Skylights combined with dormer windows must not exceed more than 25% of the total area of the roof plane on which they are installed.
- ✗ If the roof plane includes any photovoltaic, water heating solar panels or similar devices then combined, these features together with skylights & dormer windows must not exceed 50% of the total area of the roof plane.



Dormer windows

- ✗ Dormer windows can **not** be fitted into the **principal elevation** (any elevation facing and within 20 metres of a public road or footpath).
- ✓ You can insert up to a maximum of **two dormer windows on each roof plane** only.

In addition the design of the dormer windows must satisfy the following criteria:

1. Location

Dormers must be fitted in a position whereby all parts of the structure are:

- a) At least 1m from the boundary of any adjoining property
- b) At least 1m above the lowest edge of the roof plane on which it sits
- c) At least 1m below the ridge
- d) At least 1m (horizontally) from the nearest dormer window
- e) Any glazed face of any dormer must be at least 10m from the boundary of any property boundary it faces.

2. Size

- ✗ The width of any dormer, including the outer edge of the frame cannot exceed a **width of 1.2m**.
- ✗ Dormer windows & skylights combined must not exceed more than 25% of the total area of the roof plane.
- ✗ If the roof plane includes any photovoltaic, water heating solar panels or similar devices then combined, these features together with skylights & dormer windows must not exceed 50% of the total area of the roof plane.

Flats & dwelling houses

The same provisions and restrictions outlined by this guidance apply to flats and dwelling houses.

Important: before you start work

It is important to note that this guidance refers to the need for planning permission only. In order to convert your loft space you will require **building permission**. For further information please contact the Building Control Section

Contact us

If after reading this leaflet, you are still unsure if you can carry out the work you want without requiring planning permission then please call us on +44 (0)1534 445508 or write to us at Planning & Building Services, South Hill, St Helier JE2 4US email: planning@gov.je