



Cabinet  
Office

# Planning services reform **Permitted development rights: consultation**

SUMMER 2025

Government of Jersey

Subject of this consultation:	As part of seeking to deliver a more efficient and effective planning service, this consultation seeks views on possible changes to permitted development rights that determine when planning permission is required.
Scope of this consultation:	<p>This review considers potential amendments to permitted development rights to allow more changes to land and buildings to be undertaken without the need for planning permission.</p> <p>The consultation is in presented in two stages:</p> <ul style="list-style-type: none"><li>• <b>Stage one:</b> the Minister for the Environment wants to explore whether some limited specific changes to the permitted development rights, removing or streamlining some areas of planning control, may help householders, business and the construction industry.</li><li>• <b>Stage two:</b> this considers further, more varied and wider changes to the permitted development rights, that would deliver further deregulation. Views are sought on the principle of making these further changes.</li></ul>
Who should read this:	We would like to hear comments from all islanders, particularly those who have experience of using the planning application service, have or plan to make changes to their land and buildings; and the construction industry. We would particularly like to hear the views of planning agents, architects, developers, businesses, landowners and other stakeholders who have an interest in the efficient and effective operation of the island's planning service.
Duration:	The consultation will run for eight weeks from 15 July to 09 September 2025.
Lead official:	Kevin Pilley, Head of Place and Spatial Planning, Cabinet Office
How to respond:	<p>You may respond in a variety of ways.</p> <ul style="list-style-type: none"><li>• by completing the online survey: permitted development rights</li><li>• by email to <a href="mailto:islandplan@gov.je">islandplan@gov.je</a></li><li>• by post to Place and Spatial Planning, Cabinet Office, Government of Jersey, Union Street, St Helier, JE4 8PF</li></ul>

### Next steps:

All consultations responses will be reviewed and assessed. A summary of the responses and the key issues raised by them will be presented to the Minister for the Environment in order that the Minister might consider making those stage one changes to the GDO.

In the event of the Minister wishing to pursue further changes, as outlined in stage two, the Minister may undertake further consultation on specific proposals before doing so.

## Contents

1. <b>Introduction</b> .....	5
2. <b>Background</b> .....	5
2.1 Permitted development rights.....	5
2.2 Minor planning applications.....	5
2.3 Framing of the level of control in Jersey .....	6
3. <b>Review of permitted development rights</b> .....	6
<b>Stage 1: specific proposals for change to permitted development rights</b> .....	<b>8</b>
a) Work carried out to and within the curtilage of a dwelling-house .....	8
b) Repairs, maintenance and minor works to buildings and land .....	9
c) Providers of public services and utilities (Government and Parish) .....	10
d) Provision of children's homes.....	12
e) Change of use.....	12
<b>Stage 2: the principle of further change to permitted development rights</b> .....	<b>14</b>
a) Community.....	14
b) Building uses and agriculture.....	16
c) Conservation areas and Listed buildings (Sites of special interest).....	19
d) Energy.....	21
e) Emergency development Part 9.....	22
f) Other forms of permitted development: simplified planning zones .....	22
4. <b>Questions</b> .....	24
Stage 1: specific proposals for change to permitted development rights.....	24
Stage 2: the principle of further change to permitted development rights .....	27
Appendix: Use classes.....	34

## 1. Introduction

The Government has committed to reform the island's planning service.

This consultation seeks your views on possible changes to permitted development rights that could be made to reduce the areas of planning control.

As part of this work the Minister for the Environment wants to explore whether some limited and simple changes to permitted development rights, removing or streamlining some areas of planning control, may help householders, business and the construction industry.

The Minister also wishes to consider more varied and wider changes to permitted development rights, that would deliver further deregulation as part of this this consultation.

## 2. Background

### 2.1 Permitted development rights

Permitted development rights (PD rights) allow householders, landowners and other bodies in Jersey to carry out certain types of building work or changes of use without needing to apply for planning permission. The extent of permitted development rights is set out in the [Planning and Building \(General Development\) \(Jersey\) Order 2011](#) (GDO) which is made by Minister for the Environment<sup>1</sup>.

These rights are subject to specific conditions and limitations. Essentially, they offer a streamlined process for minor home improvements and extensions, and other forms of development.

Permitted development rights are not a universal grant of permission. They apply to specific types of work and have strict conditions attached to each class of development. Each permitted development right has its own set of conditions, such as height restrictions, distance from boundaries, and material specifications.

These rights are generally more restrictive for flats, maisonettes, and commercial properties than for houses; and they are more limited in designated areas such as conservation areas. Permitted development rights are generally restricted or removed for forms of development affecting listed buildings and places.

### 2.2 Minor planning applications

Over the last four years the average number of planning applications received by I&E (Regulation) is 1,500 or 124 per month: 74% of these were classed as minor applications. In 2024, around two thirds of applications were minor applications.

In 2024, over 80% of planning applications were approved.

Minor applications cover a broad range of development types that includes works such as domestic extensions and alterations, outbuildings, loft and integral garage conversions, swimming pools, fuel tanks, some commercial extensions and ancillary structures, shop front alterations, minor material alterations to a building, new or altered vehicular access, new or replacement windows, doors, dormers, roof lights, solar or photovoltaic panels, heat pumps or similar, including wind turbines, satellite dishes, flag poles, street furniture, walls and fences.

---

<sup>1</sup> under powers vested by Article 8 of the Planning and Building (Jersey) Law 2002 (the Law).

Works that are minor in nature that are generally approved without contention.

Changes to increase permitted development rights for these forms of development - by increasing the amount of development that could be undertaken without requiring planning permission - could reduce the number of minor applications.

This could, therefore, reduce the regulatory burden, principally on householders, and contribute to the efficiency of I&E (Regulation).

### 2.3 Framing of the level of control in Jersey

Jersey's permitted development rights for householders are set out in Parts 1, 2 and 3 of the GDO for land and building. A comparison with other British jurisdictions suggests that the level of permitted development rights for householders is generally similar here to other islands where the land mass and environmental sensitivities are higher, but that there may be scope for the consideration of further relaxation. There has been recent change in the English system, for example, where a new amalgamated use class, and other amendments, allow for much greater flexibility in changes of land and building use.

It is important to note, however, that a development order (such as the GDO) cannot be used to grant planning permission for development that would be inconsistent with the island plan<sup>2</sup>. In considering further change there is a need, therefore, to have explicit regard as to whether any proposed change to reduce regulation would compromise policy objectives that are set out in the island plan.

## 3. Review of permitted development rights

Those permitted development rights considered for potential change are summarised below.

Stage 1 proposes a set of specific changes to mostly increase permitted development rights to help reduce minor applications.

- a) **Householder:** these proposed changes are targeted at household applications for minor works where it could be expected there will be limited or no neighbour amenity or environmental impacts.
- b) **Repairs, maintenance and minor works to buildings and land:** these proposed changes seek to allow minor works to buildings and allow like for like replacement of mobile telephone network equipment. It is also proposed to change the permitted development rights for works to a private way where they affect agricultural fields
- c) **Providers of public services and utilities:** these proposed changes seek to extend permitted development rights for designated providers for the provision of electric vehicle charging points and drinking fountain or water refill points, the replacement of sports or play equipment or structures, and allow works and operations by government-registered housing providers.
- d) **Provision of children's homes:** it is proposed to allow the provision of children's homes for a small number of children in care without the need for planning permission.
- e) **Change of use:** it is proposed to add a provision to allow the temporary use of land for up to 28 days.

---

<sup>2</sup> See Article 8(2) [Planning and Building \(Jersey\) Law 2002](#)

Stage 2 sets out broader areas of further potential relaxation of planning controls framed around key themes, as follows:

- a) Community
  - i) Householder
  - ii) Extensions and alterations
  - iii) Incidental buildings
  - iv) Dormer windows and roof alterations
  - v) Roof coverings
  - vi) Driveways and other garden surfaces
- b) Building uses and agriculture
  - i) Use class: commercial, business and services
  - ii) Use class: residential accommodation
  - iii) Use class: short-term accommodation
  - iv) Use class: descriptions
  - v) Use class: visitor accommodation
  - vi) Temporary use of land: for caravans and motorhomes
  - vii) Agricultural buildings
- c) Conservation areas and Listed buildings (Sites of special interest)
  - i) Listed buildings: incidental buildings and other structures
  - ii) Listed buildings: control of repainting
  - iii) Windows and doors: standard forms for replacement of modern past replacements
  - iv) Conservation areas
  - v) Trees in conservation areas
- d) Energy
  - i) Electric charging points
  - ii) Electric meter boxes
- e) Emergency development
- f) Other forms of permitted development: simplified planning zones

## Stage 1: specific proposals for change to permitted development rights

The following sets out the detail of the specific changes proposed to permitted development rights. Reference is made to the Part and Class of the [Planning and Building \(General Development\) \(Jersey\) Order 2011](#) (where applicable) and a simple risk assessment of the potential impact is provided.

### a) Work carried out to and within the curtilage of a dwelling-house

(NB not for houses containing flats which are dealt with in Part 2 of the GDO).

#### 1. Part 1, Class A.1 (b) Householder development - amend clause (g) in order to increase the exempted area of extensions from 30 sqm to 50 sqm.

Work would be conditioned as current A.2 restrictions and amend (g) that the gross external ground area of the extension, with any other extension or outbuilding not forming part of the original dwelling, would occupy more than 50% of the total area encompassed by the curtilage of the dwelling.

**Allow a larger extension:** The current GDO does not exempt the construction of domestic extensions if the total aggregated external area of any structures or buildings erected under this Class since 1st June 2007 exceeds 30 square metres.

**Risk:** the increase in the size of exempted extensions could result in amenity impacts on neighbours who would not be able to appeal. However, the potential impact of a 50sqm extension compared with a 30sqm extension is not considered to be so significant that the Policy GD1 threshold of unreasonable harm would be exceeded.

#### 2. Part 1, Class A.1(c) Householder development - allow the replacement of a conservatory with an extension on the same footprint.

Amend clause (c) to allow the replacement of a whole conservatory with an extension on the same footprint.

Work would be conditioned as current A.2 restrictions and amend (c) so that the replacement extension does not exceed the height or floor area of the original conservatory.

The replacement of a conservatory roof is permitted development but planning permission is currently required for a replacement of conservatory with an extension, but this is rarely refused. Approval under the building bye-laws will still be required for either the replacement of a roof or the whole conservatory in order to ensure thermal efficiency targets and building standards are met.

**Risk:** Building bye-laws will likely require glazed structures to have less glazing to minimise energy use and meet the current requirements. As such more solid structures have greater potential to impact neighbouring amenity.

#### 3. Part 7 Class A.1 New provision - allow the demolition of one or more chimneys from a dwelling house.

Work would be conditioned as current A.2(a) restrictions.

Allow demolition of one or more chimneys. Planning permission is currently required for the removal of a chimney to a dwellinghouse as it constitutes partial demolition. However,



permission is rarely, if ever, refused. Class A.3 would still apply in that If the work is the partial demolition of a building or structure, any exposed structures must be made good and decorated to match the remaining building or structure.

**Risk:** there are likely to be some townscape impacts. These issues have not led to refusals in the past.

**4. Part 3 Class F (k) - allow rendering or cladding of a dwellinghouse with insulated panels or weatherboarding.**

Work would be conditioned as current F.2(a) restrictions.

Allow the render, insulation or weather boarding. Re-rendering or adding external insulation up to a thickness of 15cm is permitted development, and this includes external insulation systems. Rendering or cladding works are often carried out without planning permission having first been obtained as it is not widely understood that the works are encompassed by the definition of 'development'.

Changes to a thermal element will still require Building Byelaws and that these standards are met. However, planning permission is rarely, if ever, refused for such works on non-listed buildings.

**Risk:** there may be some townscape impacts through the alteration of window and door reveals and loss of external features, but this has not led to refusals in the past.

**b) Repairs, maintenance and minor works to buildings and land**

**5. Part 3 Class AA.1 - include in the exemption, works to the inside of a Grade 4 listed building.**

Work would be conditioned as current AA.2 with a new provision to allow internal works to Grade 4 Listed buildings.

Allow works to the inside of a Grade 4 Listed building. Each Listed building has a non-statutory grade assigned when a building is designated where the grades range from 1 (highest) to 4 (lowest). Grade 4 buildings are listed on the basis of their external townscape value only, and where the internal parts of the building do not contribute to their heritage value.

The Minister for the Environment adopted a policy in 2010, not to ask for permission for internal works to grade 4 Listed buildings given that this did not form part of their special interest, and because it was not deemed appropriate or necessary to regulate internal works to these buildings. This policy position is not, however, reflected in the current GDO.

**Risk:** minor as the removal of internal controls from 2010 has been largely accepted in practice.

**6. Part 3 AB - minor below ground engineering work or bore holes, drains and other services to include provision of a tight tank to serve single dwellinghouse.**

Island Plan policy requires all new development to be connected to the mains public foul sewer network to ensure that development does not lead to negative environmental, amenity or public health problems. The plan recognises, however, that there may be circumstances where this is not possible or feasible, and alternative systems may be permitted by exception for small-scale development.

At present, the provision of a new tight tank requires planning permission. A tight tank is a watertight tank installed underground for the storage of sewage where no treatment is involved. The requirement for planning permission could be relaxed so long as the tank is designed to be a functional cesspool, underground and is for sewerage storage; and where the scale of development served by the tank is limited to a single dwellinghouse.

The work would be conditioned as under AB.2 plus the tight tank comprises a cesspool which is watertight and is installed underground for the storage of sewage where no treatment is involved and the prior consent and / or discharge permit has not been granted by the relevant drainage authority.

Prior consent is always needed by the drainage authority to ensure the tank is competent.

**Risk:** the proposed exemption is not expected to lead to a significant number of new tight tanks being installed across the island. Approval under the Building Byelaws will still be required and this process will ensure that any new tight tank is installed to industry standard.

**7. Part 3 B.1 - the erection, construction or placing and the maintenance, improvement or other alteration of television, radio or other antennae.**

Allow like for like replacement of mobile telephone network equipment. Revise the wording of B.2(b) to allow a 'like-for-like', or smaller, replacement.

Works would be restricted as under B.2 with an amendment to (c) to allow replacement of existing equipment to the same dimensions.

Currently, planning permission is required for the replacement of telecoms equipment and masts. Applications for replacement masts are rarely, if ever refused but can take significant staff resources.

**Risk:** is minimal, subject to replacement masts, kit *etc.* being no larger than the original items.

**c) Providers of public services and utilities (Government and Parish)**

**8. Part 6 Class A.1 (b) - installation on a building, or freestanding, of a public drinking fountain or water refill point.**

The wellbeing of the island community and visitors includes the need to ensure that drinking water is accessible to all. Drinking fountains and refill stations will allow people to maintain a healthy lifestyle while walking or cycling away from their homes, visitor accommodation or workplaces.

This is proposed for acknowledged providers under Part 6 where work would not be permitted if:

- the site is or forms part of a LBP or is in an AAP or, where the site is in a CA.
- the work creates an obstruction to the view of a person using a road at or near a bend, corner, junction or intersection so as to be likely to cause danger to such a person.
- The drinking fountain or water refill point exceeds 1.8m in height with any instruction panel or dispenser, exceeding 0.3 sq.m or at a height above 1200mm or below 450mm from ground level.

- surplus water from the facility is not adequately drained.

**Risk:** deemed to be minimal with the provisions above.

**9. Part 6: Class A, for providers of public services and utilities to allow the provision of electric vehicle charging points as an installation on a building, or freestanding.**

Planning permission is currently required for the installation of public electric vehicle charging points.

To support the transition to more sustainable forms of transport and the rollout of more publicly accessible EV charging infrastructure it is proposed that permitted development rights are extended to enable their provision by designated suppliers.

This could be a for all, rather than just for acknowledged providers under Part 6 which would require a new class under Part 3. It is proposed to consult on a further deregulation of this allowing householders such a right to support the future provision of EV charging but given the likely amenity impacts of further works to facilitate parking and access such should be subject to further consultation as set out in Stage 2.

**Risk:** deemed to be minimal with the provisions above.

**10. Part 6 New Class - the replacement of sports or play equipment or structures (but not including buildings).**

Sports and play structures require constant maintenance work and occasional upgrading or replacement owing to natural wear and tear and in the interests of the health and safety of users. Subject to replacement equipment or structures being of a similar scale to the originals, the impact of replacement should be minimal.

Works to replace existing sports or play equipment or structures would not be permitted if:

- The site is or forms part of a LBP or is in an AAP or, where the site is in a CA.
- The replacement equipment or structure exceeds the height of, or ground area covered by, the item being replaced.
- The replacement equipment or structure is nearer to any part of a boundary than the item being replaced.
- The works would involve the resurfacing of a grass sports pitch with an artificial surface.

**NB:** *This change to the GDO would not allow the provision of new children's play areas, this would remain to be considered through a formal planning application to ensure all neighbouring dwellings and land users have the chance to review such a new facility.*

**Risk:** replacement of such facilities has not, in the past, resulted in any issues of concern from a planning perspective. The requirement for planning permission, even for minor works, has been seen, publicly, as being overly bureaucratic.

**11. Part 6 Class A.1 to apply the current permitted development rights for works and operations to government-registered housing providers.**

Allow works such as provision of street furniture etc. for registered housing providers.

Registered social housing providers such as Andium Homes Ltd, Jersey Homes Trust, parish

housing associations and others do not currently benefit from any permitted development rights. As such even relatively minor works such as the provision of lamp standards, benches, cycle racks, refuse bins and bollards on housing estates currently require the benefit of full planning permission.

There is a proven need for registered providers to maintain, enhance their land and buildings and to ensure the safety and security of residents and visitors.

**Risk:** the existing exemption for providers of public services and utilities has not resulted in any significant issues, from a planning or public realm perspective.

#### **d) Provision of children's homes.**

##### **12. Part 8 Class J – to allow the provision of children's homes**

To redefine Class J to allow residential institution for use as a children's residential home for the care of up to 3 children.

Work would not be permitted if the property has less than two designated parking spaces and that no further change of use withing Class J is permitted.

Class J of the use classes schedule relates to residential institutions, which includes forms of development such as hospitals, hostels along with those facilities which care for children including children's homes.

There is an increasing policy aspiration to look after children within the care of the Minister for Children and Families in smaller homes, such as re-purposed dwellinghouses. Presently, the use of dwelling as a children's home represents a change of use for which planning permission is required.

These homes are used differently to a conventional dwelling because children will be looked after by a number of residential childcare officers throughout the day and night. This can generate increased vehicular and pedestrian movements to and from the home, with the potential to create noise, disturbance and to cause parking problems, with implications for the residential amenity of neighbouring properties.

There is, however, considered to be scope to exempt this form of development from the need for express planning permission where there is a limit to the number of children who might occupy the home.

**Risk:** With the limit to the number of children cared for in the setting of a converted dwelling the neighbour impacts can be managed.

#### **e) Change of use**

##### **12. Part 3 New Class - temporary use of land**

Allow the use of land, including the erection of temporary structures, for a period not exceeding 28 (twenty eight) days in any calendar year.

Work would not be permitted if:

- The site is or forms part of a LBP or is in an AAP or, where the site is in a CA.

- The site would be within 100 metres of the nearest boundary of a residential property.
- Any temporary structure, sign, fencing or other works relating to the permitted use remains in situ following the cessation of the temporary use.
- The use involves any form of residential occupation.
- The use involves any form of motor-racing. Any engineering, dumping or excavation operations are undertaken.

There are no permitted development rights to use land for a temporary use. This change does not allow for a change of use of land from the primary use (for example change of field into a wedding venue). The change to the GDO would have a 28-day limit in 12 months for the temporary use including the erection of temporary structures.

There are provisions within the Planning and Building (Moveable Structures) (Jersey) Order 2006 to allow a moveable structure to remain on the same land for 28 days in any period of 12 consecutive months. If this change to the GDO is enacted, then the Planning and Building (Moveable Structures) (Jersey) Order 2006 may be able to be rescinded.

**Risk:** an assessment of the impact of events that are part of the island's traditions would ascertain whether such would need consent under the changes to the GDO. In most cases events would be within the 28-day limit and, furthermore, such would be expected to be ancillary uses of parkland and public land for example.

The rescindment of the Planning and Building (Moveable Structures) (Jersey) Order 2006 offers the potential to provide greater clarity about the actual nature of what might be proposed to be a temporary structure, but which often are subject to repeat applications, thus effectively rendering them permanent forms of development (which perhaps ought just to be subject to the need for planning permission).

#### **14. Part 3 Class D.1 - works of improvement to a private way**

It is proposed that works to allow such improvement works would be restricted so that agricultural fields or undeveloped land would not have deemed consent.

Work would be restricted under D.1 with an additional provision: the land is, or forms part of, an agricultural field or other undeveloped land.

This need for this provision has arisen in the context of planning appeals where such works are viewed as exempt because the Order does not specifically exclude private ways in the rural parts of the island, usually where such private ways are used for agricultural purposes. It is considered likely that this provision, as currently drafted, may conflict with policy objectives set out in the island plan. As a consequence, it is proposed that these works are brought back within control, where they affect agricultural or undeveloped land.

**Risk:** the proposal deals with a current anomaly.

## Stage 2: the principle of further change to permitted development rights

### a) Community

#### i) Extensions

##### 15. Extension height: Part 1 Class A

In Jersey, existing permitted development rights enable the construction of single storey extensions where heights are limited to 3.5m in respect of any part of a roof; 2.5m at the lower edge of a roof plane; or 3m if the roof is flat.

In other jurisdictions, higher extensions are permitted without the need for planning permission. A rear extension can be built up to 4m in Scotland and Wales, whereas in England, this can be up to 3m if within 2m of a boundary or otherwise 4m to the eaves.

It is already proposed to increase the permitted development rights for the size of extensions (from 30 to 50 sqm). There may be potential to increase the height of extensions without the need for planning permission. This may, however, have implications for privacy and overshadowing, relative to adjoining properties.

##### 16. Neighbouring extensions: Part 1 Class A

Where an extension is within 1m of the boundary of an adjoining property and is over 2m in height, planning permission is currently required.

There may, however, be situations where a neighbouring property has already developed an extension along a shared boundary.

There may be potential to explore the expansion of permitted development rights to allow the development of an extension to be undertaken without the need for planning permission where an extension within 1m of a shared boundary would simply tie-in with an existing adjacent extension.

There is an anomaly when a neighbour must apply for permission when a pre-existing extension has been added with permitted development next door. The requirement to be further than 1m of the boundary could be relaxed to allow reciprocation.

#### ii) Incidental buildings: Part 1 Class A1

##### 17. Small buildings (which are incidental to the enjoyment of a home).

Some small buildings can be erected in the gardens of dwelling houses so long as they are not for habitation. Permitted development rights limit the size of these structures that can be erected without planning permission (to 30 sqm) and where they do not project beyond the front of the house or obstruct a view of the highway. Buildings or structures which breach any of these parameters would currently require planning permission.

It is already proposed to increase the size of extensions to dwellings that might be permitted without planning permission, from 30 to 50 sqm (see stage 1). Permitted development rights for the development of incidental buildings could be similarly increased. Additional conditions may

need to be applied to ensure that any such building does not take up a disproportionate part of any outdoor amenity space or garden space.

Consideration is also being given to increase the height of extensions that might be built without the need for planning permission (see above). Similar provisions could be made for the height of incidental buildings to a maximum height of 4m (if pitched roof) or 3m otherwise, with a 2.5m height limit within 1m of the boundary?

**iii) Dormer windows and roof alterations Reference Part 1 Class E Part 2 Class A Part 3 Class F**

**18. Dormer windows: number**

Other jurisdictions allow a greater number of rooflights or dormers; and have a more relaxed approach about their positioning.

To enable the use of roof space as habitable accommodation, existing permitted development rights allow the insertion of new dormer windows or rooflights without the need for planning permission but only where this is limited to the creation of no more than two dormer windows; and the area of dormers or rooflights must not exceed 50% of the area of the roof plane.

**19. Dormer windows: location**

There are also limits about where a dormer can be located relative to adjacent property and other parts of the roof e.g. the ridge to mitigate the risk of overlooking and also to reduce the townscape impact of the creation of new dormers and rooflights.

**iv) Roof coverings: Part 1 Class E Part 2 Class A Part 3 Class F**

**20. Roof coverings**

The replacement of a roof covering is currently only permitted if it is in natural slate or clay, or the same as that which it is replacing.

The removal of this condition could allow the use of a greater range of roof covering materials, which may deliver costs savings to householders. There may be some townscape impacts.

**v) Driveways and other garden surfaces Reference: Part 1 Class C**

**21. Land and surface heights**

The creation or removal of drives, patios, decking or planting areas within the curtilage of a dwelling is a permitted form of development, provided the development does not extend 0.4m above or below ground level.

Other jurisdictions allow works of this nature but may have a more generous height threshold before planning permission is required: in Scotland, this is set at 0.5m.

It is relevant to note that Building byelaws in Jersey only apply to the raising of land where it is over 1m, as works over and above this height may require the provision of appropriate guarding and/or retaining. The change in level could be increased to allow more flexibility in design and use of gardens and amenity areas.

## **22. Hardstandings**

The creation of driveways and other hardstandings is permitted development, with little regulation of drainage impacts, except that this should not discharge on to a highway.

Against the context of climate change, and the increased frequency and intensity of storm events, the bridging Island Plan sets out a policy objective to require the provision of sustainable drainage systems (SuDs) as an integral part of new development: these are typically soft engineering solutions, inspired by natural drainage processes such as ponds and swales, which manage surface water as close to its source as possible, rather than discharging it quickly, which can help to reduce flood risk. In this respect, the use of impermeable surfaces would be discouraged.

Other jurisdictions regulate the provision of impermeable hardstandings where they exceed 5 sqm. This could be introduced to help deliver the bridging Island Plan policy objective.

## **b) Building uses and agriculture**

### **i) Use class: commercial, business and services**

## **23. Commercial flexibility**

## **24. Change of use**

The bridging Island Plan provides a policy framework that supports a wide range of uses across a defined town centre, including retail, leisure and entertainment, arts and culture, civic and daytime and evening economy uses. All of these distinct uses are, however, assigned to specific use classes within the GDO and, at the moment, planning permission is generally required to change the use of a building from one use class to another.

As part of the planning reform in England, specifically to help support town centre regeneration and the rejuvenation of high streets in response to increasing vacancy rates and the effects of the Covid pandemic, a new 'commercial, business and service' use class (Class E) has been created, which consolidates a range of separate use classes into one class. This embraces uses including shops; financial and professional services (not medical); cafes and restaurants; offices; research and development; industrial processes; clinics, health centres, creches, day nurseries, and day centres; gyms and indoor recreation (not involving mortised vehicles of firearms)<sup>3</sup>. This means that planning permission is not required to change the use of a building from one use to another within this class.

In Jersey the town centre is specifically identified to help support a range of complementary business uses. Within the defined area is the core retail area. Policy would not allow for a complete deregulation within this zone as it would be contrary to Policy ER1 – Retain and town centre uses. There would also be policy issues with a wider application of this provision. As the GDO is designed to cover all areas of the island, being of a general nature, the introduction of a commercial use class island wide would have significant policy impacts on land use, landscape

---

<sup>3</sup> It specifically excludes pubs or drinking establishments; hot food takeaways; cinemas, concert halls, live music venues, bingo halls and dance halls.



and townscape. As such, the introduction of a commercial use class to the defined town centre would test whether this approach is acceptable in Jersey.

**ii) Use classes: residential accommodation**

**25. Use class: residential**

Perhaps surprisingly, Jersey's schedule of building uses does not include one related to the use of a building for the purpose of providing residential accommodation, except where that building is being used as a residential institution (Class J) or a special institution (Class L).

By contrast, the island's building byelaws<sup>4</sup> specify where a material change of use has occurred involving the creation of residential accommodation in order to determine when a building permit is required. For the purposes of the building bye-laws, and in relation to forms of residential use, a material change of use occurs if the use of a building, or part, has changed to a dwelling, a flat, a boarding house, an institution, at least one dwelling, (or contains a greater or lesser number of dwellings than it did previously), or in the case of a building that is or contains a dwelling or garage, part of the building is used as a habitable room where previously the part was not.

A better alignment of the 'use classes' for changes of use to residential forms of accommodation may assist the construction industry in understanding when the two legal codes need to be discharged and may help to simplify the system.

**iii) Use classes: short-term accommodation**

In support of the island's agricultural and tourism industries, in particular, there is a requirement for short term accommodation for service workers.

The GDO is not, however, the legal vehicle to manage this situation because the use of such premises is regulated under a range of different provisions and to allow such would be contrary to the policy provisions of the bridging Island Plan and supplementary guidance issued by the Minister in terms of ensuring an adequate standard of accommodation.

**iv) Use classes: descriptions**

**26. Change of descriptions**

Jersey's use classes have not been updated since 2011 since when there has been considerable change in the way in which buildings and places are used, and the services and operations that may be undertaken within them.

There is scope to review and amend the existing use class descriptions to incorporate a wider range of uses: there is scope to consider how the use classes might respond more appropriately to current economic and social conditions.

---

<sup>4</sup> See Article 2 [Building Bye-laws \(Jersey\) 2007](#)

**v) Use classes: visitor accommodation**

**27. Visitor economy**

In support of the island's tourism industry, planning policy seeks to encourage and enable development proposals which contribute to the quality and range of Jersey's visitor accommodation offer. Currently tourism accommodation (Class F) which includes guesthouses; hotels; bed and breakfast accommodation; and self-catering accommodation can be changed into a residential institution (Class J) without the need for planning permission.

There is, however, no permitted development to change the use of residential institutions or special institutions (Class L) to visitor accommodation.

Allowing this change, without the need for planning permission, may help to increase the range of visitor accommodation in the island. There are risks associated with allowing this change, in that the location and form of visitor accommodation has been carefully regulated there is also a risk that this would further deplete sheltered accommodation or care homes for example, which is in high demand.

**vi) Temporary use of land: for caravans and motorhomes**

Stage 1 (above) proposes a change of permitted development rights to allow a wider temporary use of land for events and activities which would normally require planning, for up to 28 days in any one year, but this proposal excludes the stationing of caravans and motorhomes, which are not classed as a form of development and are regulated in other ways. Other regulation<sup>5</sup> limits the stationing of caravans and motorhomes to designated camp sites<sup>6</sup> to ensure that there is not a proliferation of unregulated caravan and motorhome use across the island.

**28. Caravan/ Motorhomes**

There is a policy objective to increase the range and quality of the visitor accommodation offer in Jersey and it is considered appropriate to explore whether change should be made to allow the temporary use of land, for up to 28 days in any one year, for the stationing of caravans and motorhomes. This would, for example, enable the use of a piece of land for this use on every weekend throughout the year. Any such change may be of value to islanders as well as visitors, but it may also pose issues for access and landscape character.

**vii) Agricultural buildings: Part 8: Use class D**

**29. Temporary buildings**

Permitted development rights in England, Scotland, Wales and other island administrations outline specific permitted development rights for agricultural activities. While all frameworks aim to facilitate certain agricultural developments without the need for explicit planning permission, there are notable differences between them.

In comparison with other administrations, permitted development rights for agricultural development in Jersey is limited. Schedule 2 Class D permits the use of buildings for agricultural purposes, however, this excludes the use of a building, for the cultivation of the genus

---

<sup>5</sup> [Planning and Building \(Caravans\) \(Jersey\) Order 2023](#)

<sup>6</sup> As defined under the [Tourism \(Jersey\) Law 1948](#)

*Cannabis*. Part 3 Class G allows livestock shelters to be erected with conditions and Class I allows the erection of some fencing without the need for planning permission. There are, however, no permitted development rights for the erection of buildings for agricultural use.

The levels of controls in Jersey reflect the character of the farming landscape and the planning policy regime that seeks to closely manage any new development in the countryside.

As part of a review of permitted development rights, there is an opportunity to consider whether extending permitted development rights to allow defined agricultural works and development in the countryside to support the rural economy might be appropriate.

### **c) Conservation areas and Listed buildings (Sites of special interest)**

There are very limited permitted development rights for Conservation areas and Listed buildings and places. The limitation of permitted development rights for all but minor works of repair is consistent across all classes of development in the General Development Order: this is to ensure that their historical character and significance is protected.

#### **i) Listed buildings: Part 1 Class K**

##### **30. Repairs**

The maintenance and repair of Listed buildings and places is a positive process to ensure the heritage interest is retained. Regular maintenance and repair are the key to the preservation of historic buildings. Modest expenditure on repairs keeps a building weather-tight, and routine maintenance (especially roof repairs and the regular clearance of gutters and downpipes) can prevent much more expensive work becoming necessary at a later date.

At present only very limited repairs – which are just referred to as ‘minor repairs’ – are permitted without the need for a planning application. It may be of assistance to the owners of Listed buildings if permitted development rights were expanded to allow defined forms of repair and maintenance.

##### **31. Materials**

The principle of what should be achieved when repairing listed buildings and the appropriate materials could be linked to a careful assessment of the level of maintenance and repair permitted to ensure that historic fabric is not inadvertently lost.

#### **ii) Listed buildings: incidental buildings and other structures: Part 1 Class A(a) Condition (b)**

##### **32. Incidental buildings**

The general environment around a listed building or place is part of the experience of the enjoyment of the historic environment and this is part of their heritage value. Because of this, the addition of new structures and buildings into the setting of a Listed building is currently regulated, requiring planning permission.

There may be scope to review whether, as with Conservation area controls, the addition of small structures – such as sheds or greenhouses and other incidental buildings associated with a dwelling – within the setting of a Listed building (i.e. within the curtilage of a dwelling-house) could be permitted, with conditions to ensure impacts are managed.

Conditions might seek to ensure that any such structures are not in front of principal facades. In this respect, there is a need to redefine the “principal elevation” for Listed buildings as the current definition of a “Principal elevation, in respect of a building, means any elevation of the building that faces, and is within 20 metres of, a road”. In many cases the principal elevation of a Listed building may face a garden.

**iii) Listed buildings: control of repainting: Part 3 Class A.2**

**33. Repainting**

There is currently a difference in the level of regulation which applies to different forms of heritage designation.

For Listed buildings, it is only the external painting of previously unpainted surfaces that currently requires consent. Permission is rarely granted, where applications are made. There is, however, no control over the painting of a Listed building if surfaces of that building are already painted.

Permitted development rights to paint buildings that are either unpainted or already painted where they are in Conservation areas is, however, controlled, when any repainting would materially alter the appearance of a building.

The review of permitted development rights affords the opportunity to consider whether the repainting of Listed buildings, where repainting might affect their appearance, be brought within control and be subject to the need for a planning application? This change would reflect a consistent approach with that used for Conservation areas.

**iv) Windows and doors: standard forms for replacement of modern past replacements: Part 1 Class K**

**34. Modern replacements**

Specific planning consent is needed to replace an external door or window in a Listed building. The bridging Island Plan has clear policy that requires the repair of historic windows and doors and the use of suitable materials and detailing for the replacement of historic windows and doors if proven to be beyond repair.

When modern windows are to be replaced again, there is the option to publish a range of patterns and designs to replicate the most common forms of historic windows. If the replacement meets the specification this could allow replacement without requiring consent. This could also be explored for historic door designs to replicate a likely historic form.

**v) Conservation areas Reference: Part 6 Class A.1 (c)**

**35. Public roads**

Work to roads and the surfaces of other public areas is, in general, a permitted form of development. This allows highway authorities to manage road surfaces and road infrastructure without the need for planning permission.

Where roads lie within Conservation areas (or where they are Listed), however, there are no permitted development rights and planning permission is required for except urgent works.

To reduce the need for planning permission to be sought for routine maintenance, there is scope to set out permitted forms of development for where road reinstatement matches that

removed. In other cases, the current technical standards for highway construction<sup>7</sup> might be used to ensure that the final finish is as expected to respect the character of the area.

There are other roads where reinstatement of a lost historic surface, or other forms of environmental improvement through the use of natural materials, on footways, for example could be agreed. This could be a permitted development if specified and tied to a technical specification within the Management Plan for each Conservation area which will be published and will be a material consideration in any future planning assessments.

**vi) Trees in conservation areas: no control**

**36. Tree works**

Within conservation areas trees are an important part of the townscape and landscape setting and can make a significant contribution to the character and appearance of an area. There are, however, currently no specific controls for works to trees, except where trees are designated as Protected trees.

There is opportunity to consider whether works to all trees within conservation areas should be brought within some form of control; and the form that any such control might take.

The GDO could bring works to trees within designated Conservation areas under specific control to ensure any works to cut, lop or fell trees are assessed prior to the work being undertaken. This could be similar to the process to allow works to Listed trees or some form of prior notification of works.

**d) Energy**

**i) Electric charging points Part 3 new class**

Permitted development rights for the provision of public electric vehicle charging infrastructure is provided for in Stage 1 of this report.

There are already permitted development rights for the provision of photovoltaic panels (PV), air source heat pumps and wind turbines for dwellings for land and buildings. At this time the provisions are only limited for designated sites, where further relaxation would not be compliant with the bridging Island Plan policy on protection of sensitive land and buildings.

**37. New charging points**

There is scope to extend permitted development rights for the provision of electric vehicle charging points as an installation on a building, or freestanding on land to various forms of land use. This provision would extend that already provided in part one, (which is related to public infrastructure and designated suppliers) to all land and building owners, except on designated sites or areas.

---

<sup>7</sup> [Technical standards for highway construction](#)

**ii) Electric meter boxes Part 3, Class N**

**38. Meter box sizes**

The roll out of the phase 3 electric network, by Jersey Electric, requires new services to buildings. The installation of electric meter boxes are a form of development that currently enjoy permitted development rights. The dimensions for new meter boxes that are being installed as part of this phase 3 electric network upgrade are, however, larger than those currently allowed for.

**e) Emergency development Part 9**

**39. Covid 19**

Part 9 deals with emergency development by the Minister in reaction to the Covid-19 pandemic. These provisions are no longer required as these are tied to the pandemic and aftermath specifically.

**f) Other forms of permitted development: simplified planning zones**

A simplified planning zone (SPZ) scheme grants planning permission for the types of development it specifies within the zone without the need for any individual planning permission.

In Jersey, simplified planning zones could be created through the use of place-specific development orders, made by the Minister for the Environment, to give a grant of planning permission to specific types of development within a defined area. This would effectively represent the creation of a place-specific set of permitted development rights to allow development to be undertaken without any need for planning permission. This effectively 'front-loads' more detailed planning and design considerations, which would need to be incorporated in to an order, to enable the regulatory process of submitting a planning application to secure planning permission to be avoided.

The use of orders of this type can streamline the planning process by removing the need for developers to make a planning application. They create certainty and save time and money for those involved in the planning process.

Place-specific development orders can cover a geographical area of any size, and it may be appropriate for them to be either permanent or time-limited, depending on their aim and local circumstances. For example, development orders in fast-developing sites or areas may be time-limited so that they can be easily revised and updated in the future, while development orders which extend permitted development rights in established areas may be permanent.

The suitability of simplified planning zones for smaller, less complex sites, non-market housing, regeneration sites and business space is recognised through their use elsewhere<sup>8</sup>.

In England, tools such as this (called local development orders) have been used on enterprise zones<sup>9</sup> which have access to simplified local authority planning procedures through local

---

<sup>8</sup> [Research of the use of SPZs outside Scotland \(2017\)](#)

<sup>9</sup> Enterprise Zones are designated areas aimed at stimulating economic growth by offering incentives to businesses to establish or expand their operations within them. There are currently 48 Enterprise Zones in England. Within these zones,

development orders (LDOs). LDOs make the planning process easier for certain types of development, including new industrial buildings or changes in building use, by exempting them from specific planning permission requirements. Similar initiatives are in use in Scotland and Wales. They tend to be used for development on business parks and industrial estates.

Masterplan consent areas (MCAs) allow consent to be given up front for new development proposals in Scotland. They remove the need for planning and other consent applications, including planning permission; roads construction consent; listed building consent and conservation area consent. The MCA scheme, which is prepared by the local planning authority, can include conditions, limitations and exceptions which may cover aspects such as development parameters, design and environmental matters.

#### **40. Jersey simplified planning zone**

In the Jersey context, it may be that the use of some form of simplified planning zone could be used for the development of new housing; the regeneration of the town centre; or the development of new or the redevelopment of existing industrial sites?

This would require the preparation of a 'development scheme', setting out the parameters of development, to be incorporated in to a development order. Provided development was proposed that accorded with the development scheme, set out in the development order, planning permission would not be required.

A development scheme might be similar to the guidance already issued, in the form of development briefs for rezoned housing sites: [Affordable housing site development briefs](#); or the development of public sites, such as: [Development Brief for South Hill](#).

---

businesses could benefit from incentives such as: a business rate discount of up to 100% over 5 years; Enhanced Capital Allowances for machinery and equipment purchases; and simplified planning regulations through Local Development Orders.

## 4 Questions

### Stage 1: specific proposals for change to permitted development rights

#### a) Householder

1. Should extensions to dwelling houses be allowed up to 50sqm?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Should householders be allowed to replace a conservatory with a new extension on the same footprint, with one that could be more solid in construction?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. Should householders be permitted to demolish chimney(s) on their dwelling house?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Should householders be permitted to add cladding or render to their dwelling house to improve thermal performance?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### b) Repairs, maintenance and minor works

5. Should change be made to the GDO to explicitly state that planning permission is not required for internal changes to a grade 4 Listed building?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

6. Should the installation of a tight tank, to serve a single dwellinghouse, be permitted development?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



7. Should replacement masts, radio, telecommunications antennae and other equipment be allowed to be replaced without planning approval?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**c) Development by providers of public services and utilities**

8. Should the installation of public water fountains and water refill installations be a form of permitted development?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Should designated suppliers be permitted to install new public electric vehicle charging stations without the need for planning permission?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

10. Should the replacement of sports or play equipment or structures, but not including buildings, be a form of permitted development?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. Should registered housing providers be allowed to carry out works related to the provision or maintenance of street furniture and other works in the public realm on their land and estates without requiring planning approval?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**d) Children's homes**

12. Should the change of use of a dwellinghouse to a children's home become a form of permitted development?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- a) If so, should this be subject to a maximum threshold of occupation by no more than three children?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- b) If so, should this be subject to the provision of two dedicated parking spaces?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**e) Changes of use**

13. Should there be provision to allow land to be used temporarily within defined time periods (28 days every year)?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

14. Should the permitted development rights to undertake works to a private way be removed where they affect agricultural or other undeveloped land?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## Stage 2: the principle of further change to permitted development rights

### a) Community

#### Extensions: height

15. Should permitted development rights for the height of extensions be increased in Jersey?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Neighbouring extensions

16. Should a neighbour be allowed to erect a new extension with 1m of the common boundary, without the need for planning permission, if an existing extension has already been built?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Incidental buildings

17. Should the size limits - including the floor area and height - of incidental buildings in dwelling house gardens be increased?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) If so, should they match those proposed for extensions?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Dormer windows and roof alterations

18. Should more or larger dormers be permitted to encourage more or better use of roof space as habitable accommodation?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

19. Should the parameters about the location of dormers or rooflights on a roof be relaxed.?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Roof coverings

20. Should the requirement to use natural materials be relaxed when roof coverings are proposed to be changed?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Driveways and other garden surfaces

21. Should the threshold for the height/depth of structures such as drives, patios, decking or planting areas above or below ground level be increased?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

22. Should the extent of hardstanding, where it is impermeable, be limited as a form of permitted development in Jersey?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## b) Building uses and agriculture

### Use class: commercial, business and services

23. To support greater commercial flexibility, and a less onerous regulatory environment, should a new 'commercial, business and service' use class - to allow a change of use between the uses within it without the need for planning permission - be created in Jersey?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

24. If so, what uses might be contained within it (where planning permission for a change of use between the uses specified within it) would not be required?

For a description of the types of uses contained within these use classes currently, see Schedule 2 of [Planning and Building \(General Development\) \(Jersey\) Order 2011](#) at appendix 1.

Class	Yes	No
Class A: shop		
Class B: cafe and restaurant		
Class G: social		
Class H: sport and fitness;		

Class I: entertainment		
Class M: late night entertainment and drinking venues		
Other: specify		

### Use classes: residential accommodation

25. Should a use class be introduced for forms of residential accommodation?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Use classes: descriptions:

26. should the current use classes be reviewed (see appendix 1 for the current use classes)?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Use classes: visitor accommodation

27. To support the visitor economy should a change from residential institutions (Class J) and special institutions (Class L) to visitor accommodation (Class F) be permitted?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Temporary use of land: for caravans and motorhomes

28. If the temporary use of land - for up to 28 days in any one year – becomes permitted development, should provision be made to allow the stationing of caravans and motorhomes as a temporary use without the need for planning permission?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Agricultural buildings

29. Should permitted development rights be extended to defined forms of temporary buildings, such as the erection of polytunnels?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

30. a) If so, should their use be subject to conditions such as:

Conditions	Yes	No
Permitted development rights could only benefit <i>bona fide</i> agriculturalists;		
Limitations on how close to neighbouring property they might be?		
Limitations on their size?		
Other: specify		

### Conservation areas and Listed buildings (Sites of special interest)

#### Listed buildings

31. Should there be a greater range of repairs and household maintenance that could be carried out without consent, if the appropriate natural materials and methods are used?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

32. Should the reinstatement of historically authentic materials, in place of modern materials for example, be permitted development?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Listed buildings: incidental buildings and other structures

33. Should new incidental buildings and structures be permitted in the land around Listed buildings, but not in front of the defined principal elevation or façade(s), as a form of permitted development?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

34. a) If so, should there be any conditions:

Conditions	Yes	No
about their size?		
About their form of construction and durability i.e. temporary structures?		
Other: specify		

### Listed buildings: control of repainting

35. Should permitted development rights, which allow the repainting of previously painted surfaces on Listed buildings, be removed, to bring this work within control; and to ensure consistency with the level of control in Conservation areas?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Windows and doors: standard forms for replacement of modern past replacements

36. Should the replacement of modern windows and doors, with a pre-approved and agreed historic pattern, be permitted development?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Conservation areas

37. Should public roads be permitted to be changed or reinstated if the works comply with published technical standards, the class of which is defined and set out in the conservation area appraisal management plan?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Trees in conservation areas

38. Should works to trees be subject to planning control within a conservation area?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

39. a) If so, what form of control would be most appropriate:

Conditions	Yes	No
where works to trees over a specified size (measured by reference to diameter of the trunk at a specified height above the round) require permission?		
where proposed works to any trees should be notified and a decision made, within a set period of time (of say 28 days), as to whether the tree should be added to the List of protected trees, and work regulated by the requirement to submit an application (known as a system of prior notification).		
Other: specify		

## Energy

### Electric charging points

40. Should everyone be able to add electric charging points to their buildings and land, except where they might affect designated sites or areas?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Electric meter boxes

41. Should there be a change to the parameters for this form of development to allow the installation of modern meter boxes without planning permission?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

42. a) If so, should such permitted development rights be limited where they affect designated sites, such as listed buildings and places and conservation areas?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## 43. Emergency development

44. Should the permitted development rights associated with the Covid-19 pandemic be withdrawn?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



**45. Other forms of permitted development: simplified planning zones**

46. Do you think that simplified planning zones should be created in Jersey, where development could be undertaken without the need for planning permission, where it met pre-determined parameters for development that are set out in a development order for a site or an area?

Strongly agree	Agree	Don't know	Disagree	Strongly disagree
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Any other comment**

Do you have any other comments that you would like to make about the proposed or potential change of permitted developments in Jersey?

## **Appendix: Use classes**

### **Class A – Shop**

Use for all or any of the following purposes –

- (a) for the retail sale of any goods;
  - (b) as a post office;
  - (c) for the sale of tickets or as a retail travel agency;
  - (d) for the sale of hot drinks or cold drinks, cold food or warmed pre-prepared food;
  - (e) as a hair or beauty salon;
  - (f) as a betting office;
  - (g) as an estate agency;
  - (h) as a shop for the sale of financial services or advice;
  - (i) as a retail pharmacy or dispensary;
  - (j) for the display of goods for sale;
  - (k) for the hire of domestic or personal goods or articles; and
  - (l) for the reception of goods to be washed, cleaned or repaired,
- where the sale, display or service is to visiting members of the public.

### **Class B – Cafes and restaurants**

Use for the sale of food or drink –

- (a) for consumption on premises as –
  - (i) a restaurant,
  - (ii) a cafeteria, or
- (b) for al fresco dining.

### **Class C – Office**

Use as an office for any purpose.

### **Class D – Agriculture**

Use as a building for agricultural purposes, excluding use of a building (in whole or in part) for the purpose of cultivation of plants of the genus Cannabis, or the production of products including any part of, or derivative from, plants of the genus Cannabis.

### **Class E – Warehouse**

Use as a wholesale (but not retail) warehouse or repository for dry storage.

### **Class F – Tourism accommodation**

Use as –

- (a) a guest house;
- (b) a hotel;
- (c) accommodation providing bed and breakfast;
- (d) a self-catering accommodation.

### **Class G – Social**

Use of a building for –

- (a) public worship and religious instruction;
- (b) an art gallery (other than for business purposes);
- (c) a museum;
- (d) a public library;
- (e) an exhibition hall;
- (f) a community centre or social centre;
- (g) a non-residential club.

### **Class H – Sport and fitness**

Use of a building for –

- (a) a skating rink or rollerblading rink;
- (b) a swimming bath or pool;
- (c) a building or part of a building used for sports, dancing, martial arts, personal fitness training;
- (d) a fitness studio including a building or part of a building used for yoga or pilates.

### **Class I – Entertainment**

Use of a building for –

- (a) a theatre;
- (b) a cinema;
- (c) a concert hall.

### **Class J – Residential institutions**

Use as –

- (a) a home or institution providing for boarding, care and maintenance of children, old persons or persons under disability;
- (b) a convalescent home;

- (c) a nursing home;
- (d) a hospital;
- (e) a refuge;
- (f) a hostel.

**Class K – Medical and welfare**

Use (other than residentially) as –

- (a) a health centre;
- (b) a clinic;
- (c) a building or part of a building for providing health services, including acupuncture, podiatry and massage;
- (d) a consulting room or surgery.

**Class L – Special institutions**

Use as a hospital, hostel or institution in which people may be detained by order of a court or may reside under a requirement of a probation or supervision order.

**Class M – Late night entertainment and drinking venues**

Use for the sale of food or drink –

- (a) for consumption on premises as –
  - (i) a bar, including a wine bar,
  - (ii) an entertainment venue,
  - (iii) a night club,
  - (iv) a public house;

- (b) for al fresco dining,

except that this class does not include use of a building as a take-away.

ENDS