11 September 2015

**Background Paper**

**Review of Permitted Development**

The Minister for Planning and Environment has asked for a review of what people can do without applying for planning permission, known as ‘permitted development’. (If what you want to do falls outside the list of permitted development, you will need to apply for planning permission.)

Deputy Steve Luce has instructed the Planning Department to review the following: the Planning and Building (General Development) (Jersey) Order 2011; the Planning and Building (Display of Advertisements) (Jersey) Order 2006; and the Planning and Building (Moveable Structures) (Jersey) Order 2006.

***Why we are doing this review***

1. The Minister for Planning and Environment is keen to extend permitted development rights to assist small businesses and home owners, to reduce regulation and foster economic growth.
2. In 2010 and 2013, independent reviews of the development control process were carried out. These recommended extending permitted development rights to make the planning process more efficient.
3. The Orders have been in place for a number of years and it had become apparent that some improvements could be made.

***What we have done so far***

With the above in mind we held a number of workshop sessions with stakeholders earlier this year to seek their views on non-contentious areas where we could expand permitted development and to identify where there might be existing confusion or contradictions.

The stakeholders that participated in the group sessions held a range of views on the current permitted development. They questioned whether there were sufficient allowances, whether more allowances could be given and they highlighted issues that have arisen with the current level of permitted development.

We have listened to our stakeholders and considered all their suggestions and viewpoints. From these suggestions, we prepared instructions for the law draftsman. We now have draft amendments to the Orders for everyone to comment on.

***We want your views***

The draft amendments to three orders will expand what you can do without planning permission. We want to know whether you consider these allowances to be sufficient, whether there should be greater allowances and whether these changes address any confusion that may exist with the current orders.

We want your views on what level of regulation is right for Jersey. This consultation starts 11th September 2015 and closes 6th November 2015.

Tell us:

Email: [planning@gov.je](mailto:planning@gov.je)

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***What changes are proposed***

We are proposing increases in allowances for homes and businesses, changes to definitions of land use and fewer restrictions on advertisements. If these were agreed, you would no longer need planning permission for development such as:

• Replacement signs, signs up to 5 square metres, flags on car sales forecourts and garden centres, and advertising on construction scaffolding and hoardings.

• Solar panels covering up to 90% of the roof, and replacement roof coverings to include increasing the height of the roof by 15 centimetres to allow upgrading of insulation.

• Windows and doors to be changed, replaced or blocked up on non-listed buildings.

• Structures and extensions with greater height allowances.

• Porches on non-listed buildings.

All changes are detailed in the consultation document and draft Orders.

***What next?***

Once we have received your comments on the proposed changes, we will consider all views and prepare a recommendation to the Minister. The Minister will make the final decision on what is included in the new Orders. A summary of the comments received and the final decision will be published within three months of the consultation closing.

Once the final decision has been made, changes will be sent to the law draftsman for drafting. Following the finalisation of the documents, the Minister will need to sign a Ministerial Decision in order to bring the new Orders into force. This Ministerial Decision will be published immediately.