Development within the curtilage of a dwelling-house

8. The installation of dormer

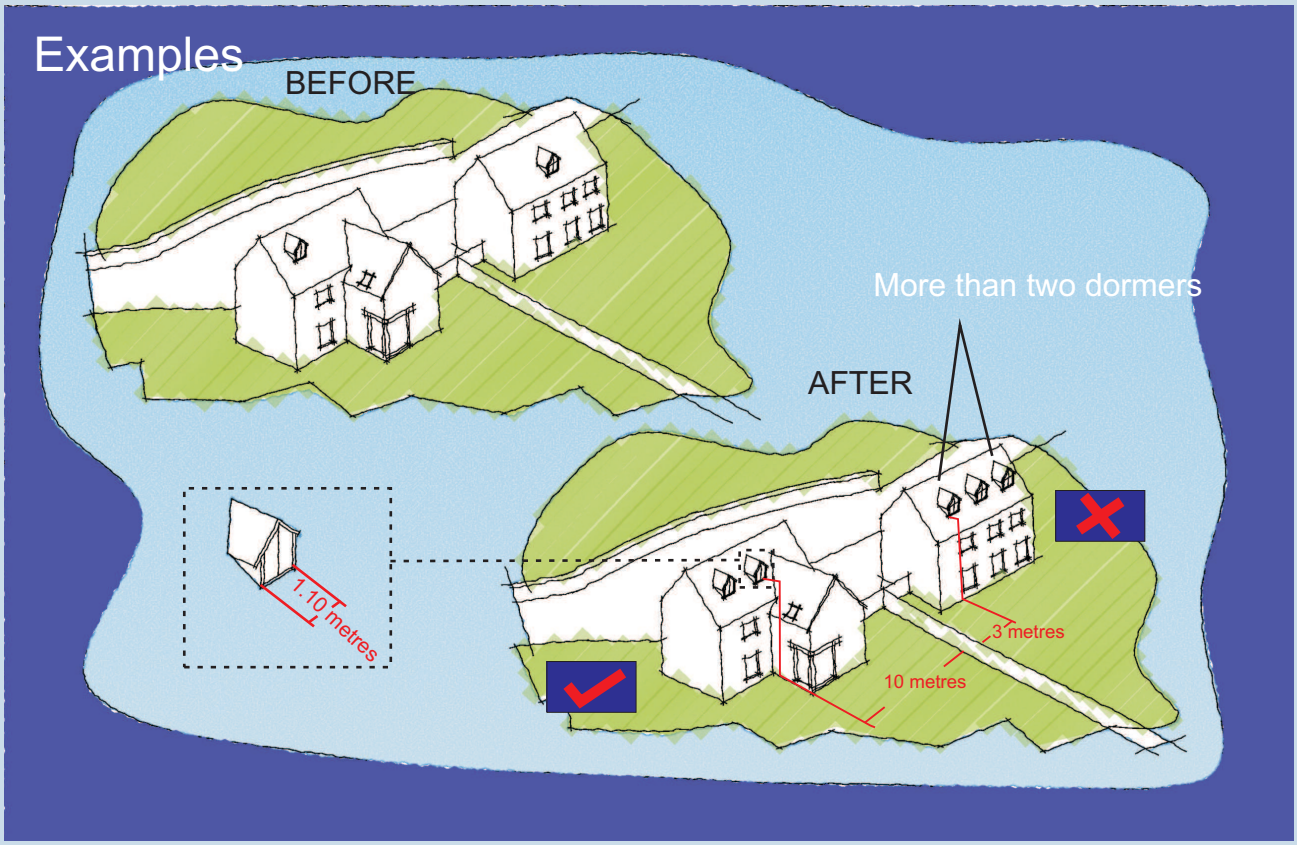
The installation of a dormer within the roof-space of a dwelling-house provided that-

(a) the maximum width of the dormer, measured across its outside face, does not exceed 1.10 metres,

(b) the dormer is not installed in a roof slope that faces a highway,

(c) any glazing on the dormer is not within 10 metres, measured horizontally, of a boundary with a neighbouring residential property,

(d) there are no more than two dormers, including that to be installed, on the roof-slope in question.



This exemption does not apply to a Protected Monument or Protected Building

THIS WORK IS **NOT** EXEMPT FROM THE BUILDING REGULATIONS

Development &
Planning Authority

In order to determine whether your proposal is exempt from the requirement to apply for planning permission you must ensure that it meets all the criteria above and:

All exemptions are subject to a number of important general provisos, which are summarised as follows:

- The Development must be within your domestic curtilage. This is usually, but not always, your garden area.
- There is a limit on the total area of exempt development which can be permitted within the curtilage of a dwelling-house. No more than 50% of the curtilage, excluding the ground floor of the dwelling as originally constructed, may be covered.
- Exemptions do not apply to protected monuments and buildings unless the contrary is specifically stated in the exemption.
- All of the conditions of the exemption must be satisfied for the exemption to apply.
- These exemptions do not apply to the building regulations.

In addition, there may be conditions of previous permissions that affect exemptions, for example, where planning permission for a group of houses was granted subject to a condition removing exemption rights for walls, sheds etc. If you suspect your property may be affected by such a condition, you should check your own property records and/or request us to check our records.

Useful Definitions:

"dwelling house" does not include -

(a) a flat or maisonette or a building containing one or more flats or maisonettes, or

(b) any building which was originally constructed, adapted for use or is used, as self-contained self-catering holiday accommodation.

"highway" means any -

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

(b) any private vehicular road, street, lane, or clos, however named

Source: The land Planning & Development (Exemptions) Ordinance, 2007

This note is issued by the Development & Planning Authority to assist understanding of the provisions of the planning legislation. It represents the Authority's interpretation of certain provisions of the legislation and is not intended to be exhaustive or a substitute for the full text of the legislation copies of which are available from the Greffe. Electronic copies are also available at www.guernseylegalresources.gg. Substantive queries concerning the legislation should be addressed to the Authority by telephone on 717200. The Authority does not accept any liability for loss or expense arising out of the provision of, or reliance on, any advice given. You are recommended to seek advice from an independent professional advisor where appropriate.