

Do I need planning permission to make changes to my home and garden in Guernsey?

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Not all development in Guernsey requires an application for planning permission. Changes to your home and garden that may not require planning permission are known as 'exemptions'. All exemptions are subject to a number of general rules, which are:

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Exemptions could cover development such as:

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However exemptions do not apply to:

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Remember planning exemptions do not apply to building regulations, and a separate application for permission under building regulations may be required.

Planning permission will be required in all cases for changes to protected buildings unless the contrary is specifically stated in the exemption.

Finally, bear in mind that there may be conditions of previous permissions that affect exemptions, for example, planning permission for your property may have been 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, speak with your property advocate and/or request that the Environment Department checks its records.

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