

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

DEVELOPMENT & PLANNING AUTHORITY

PLANNING EXEMPTIONS FOR:

- (1) THE RENTAL OF EXISTING ASSOCIATED INDEPENDENT LIVING UNITS
- (2) THE INSTALLATION OF ELECTRIC VEHICLE CHARGING POINTS BY THE STATES

The States are asked to decide:

Whether, after consideration of the policy letter entitled 'Planning Exemptions for: (1) the Rental of Existing Associated Independent Living Units (2) the Installation of Electric Vehicle Charging Points by the States' dated 5 June 2026, they are of the opinion:-

1. To approve the following exemptions from the requirement for planning permission:
 - a. the rental of an existing associated independent living unit (colloquially referred to as an annex or a dower unit); and
 - b. the installation of EV chargers by the States, in designated car parks or areas with marked perpendicular parking bays without obtaining prior planning approval.
2. To approve and make the Ordinance entitled 'The Land Planning and Development (Exemptions)(Amendment) Ordinance, 2026', as set out in Appendix 1 to the Policy Letter.

THE STATES OF DELIBERATION
of the
ISLAND OF GUERNSEY

DEVELOPMENT & PLANNING AUTHORITY

PLANNING EXEMPTIONS FOR:

- (1) THE RENTAL OF EXISTING ASSOCIATED INDEPENDENT LIVING UNITS
- (2) THE INSTALLATION OF ELECTRIC VEHICLE CHARGING POINTS BY THE STATES

The Presiding Officer
States of Guernsey
Royal Court House
St Peter Port

5th June, 2026

Dear Sir

1 Executive Summary

1.1 The purpose of this Policy Letter is to request the approval of the States to add two sub-classes of proposed exempt development into Class 3 and Class 7, respectively, of the Land Planning and Development (Exemptions) Ordinance, 2023. The exemptions relate to the following:

- allowing an existing associated independent living unit (colloquially referred to as an annexe or a dower unit) to be rented out without obtaining prior planning approval; and
- allowing the States to install EV chargers in designated car parks or areas with marked perpendicular parking bays without obtaining prior planning approval.

1.2 The proposed exemption for the change in use of an associated living unit to rental housing is expected to increase the supply of available residential accommodation at a time of intense housing pressure. It would include a condition requiring property owners to notify the Development & Planning Authority (the "DPA") when a unit is added to the rental pool. This will enable the DPA to monitor the effectiveness of the policy change. Measures are also proposed to ensure that the proposed exemption aligns with the requirements of the Guernsey Building Regulations and with Housing Standards legislation.

- 1.3 To promote the efficient roll-out of public electric vehicle charging infrastructure, the Authority further proposes to exempt public EV chargers installed by the States from the requirement for planning permission. The proposed exemption would be subject to conditions designed to mitigate any adverse impacts, consistent with those relating to existing exemptions for other similar forms of development.
- 1.4 The permission of the Presiding Officer has been obtained to permit the inclusion of the draft legislation with this policy letter.

2 The Changes Proposed

- 2.1 The Land Planning and Development (Exemptions) Ordinance, 2023 (“the Exemptions Ordinance”) was approved by the States on 29th March 2023 and sets out a list of exemptions from the requirement for planning permission.
- 2.2 Class 3 of Schedule 1 of the Exemptions Ordinance relates to residential change of use. Class 7 of Schedule 1 relates to development by the States and public utility providers.
- 2.3 The DPA requests the approval of the States to amend the Exemptions Ordinance as follows:
 - To add an exemption to Class 3 (residential change of use) to allow a change in use of an associated independent living unit to rental housing. Definitions of “associated independent living unit” and “rental housing” would be added to section 2 (interpretations and construction).
 - To add an exemption to Class 7 (development by the States and public utility providers) to allow the installation of an electric charging point to be undertaken by the States.
- 2.4 The proposed additional exemptions are set out in full in the draft Land Planning and Development (Exemptions) (Amendment) Ordinance, 2026 attached as **Appendix A**. The permission of the Presiding Officer has been obtained to permit the inclusion of the draft legislation with this policy letter.
- 2.5 If agreed by the States, the development specified in the proposed exemptions could be carried out without the need to obtain prior planning permission, subject to compliance with the conditions set out in each of the exemptions.

3 Exemption for Rental of Existing Associated Independent Living Units

- 3.1 The availability and affordability of housing in Guernsey continues to be a matter of significant concern. The problem exists across multiple sectors and demographics, exacerbated by an overall shortfall in the housing supply.

- 7
- 3.2 The DPA has evaluated the various factors contributing to the housing shortage and their relative impacts. In doing so, the DPA has determined that priority should be given to reviewing the current use, occupancy, and regulatory status of ancillary and associated living accommodation units (also known as ‘dower units’).
 - 3.3 The rental of existing ancillary and associated living accommodation units to unrelated third parties represents a proportionate and pragmatic means of increasing the supply of available accommodation in a manner that does not disrupt the built environment. Such an approach would make more effective use of existing built assets, avoid the environmental and infrastructure pressures associated with new development, and provide an opportunity to relieve some of the immediate housing pressures arising from under-supply. At the present time, however, planning permission would be required as this would be a material change of use.
 - 3.4 Initial desktop research undertaken by the Planning Service suggests that there may be in the region of 65 units that are currently vacant or underutilised and could potentially be brought into use for rental purposes. While further work would be required to validate these figures, the preliminary number indicates meaningful reserve capacity within the existing housing stock that could partially alleviate current pressures.
 - 3.5 The DPA accordingly proposes exempting existing units (defined as those existing on or before 31st July, 2026) from planning permission if they are rented out to a third party. To allow the DPA to monitor the situation, prospective landlords would be required to notify the DPA before renting out a unit.
 - 3.6 Measures are also proposed to ensure that the proposed exemption aligns with the requirements of the Guernsey Building Regulations and with Housing Standards legislation. An amendment to the Building Regulations is proposed to ensure units meet minimum safety requirements. In addition, the DPA has consulted with the Office of Environmental Health and Pollution Regulation about the prospect of including rental associated independent living units in the upcoming housing register.
 - 3.7 The DPA further consulted with Building Control, the Office of Environmental Health and Pollution Regulation, the Cadastre and Waste Services. This consultation yielded helpful comments and identified no obstacles in principle to the proposals.

4 Exemption for the Installation of Electric Vehicle Charging Points by the States

- 4.1 Public electric vehicle (EV) charging infrastructure plays a key role in making the use of electric vehicles more accessible, promoting sustainable transport options, and reducing greenhouse gas emissions. Strategic placement of such

7

infrastructure on public land such as car parks can improve accessibility and increase usage.

- 4.2 Whilst there are existing exemptions for EV chargers being installed within the curtilage of residential or commercial buildings, all public EV chargers currently require planning permission. This causes additional regulatory burden and hampers the roll-out of public charging infrastructure.
- 4.3 The DPA proposes a new exemption to allow the installation of an electric charging point, by or on behalf of the States, on or adjacent to a car park or a parking area with marked perpendicular parking bays, provided that –
- a) the charging point does not exceed 1.75 metres in height, 1.5 metres in width or 0.75 metres in depth,
 - b) the charging point is not within the curtilage of a protected building or protected monument,
 - c) the charging point is not within a site of special significance,
 - d) the installation does not result in –
 - i) any obstruction of a public highway or of pedestrian flow, or
 - ii) the removal of a landscape feature, and
 - e) no advertisement is displayed on the charging point.
- 4.4 In developing the proposed exemption, the DPA consulted with Traffic & Highway Services, under the political mandate of the Committee *for the* Environment & Infrastructure, which is responsible for the provision of EV charging infrastructure on public land.

5 Compliance with Rule 4

- 5.1 Rule 4 of the Rules of Procedure of the States of Deliberation and their Committees sets out the information which must be included in, or appended to, motions laid before the States.
- 5.2 In accordance with Rule 4(1):
- a) The propositions contribute to the States' objectives and policy plans by:
 - i) in the case of the exemption regarding associated independent living units, enabling an increase in the supply of residential accommodation and alleviating the current housing crisis, and

- ii) in the case of the exemption regarding EV chargers, reducing emissions by facilitating the adoption of zero-emission vehicles.
- b) In preparing the propositions, consultation has been undertaken with:
 - i) in the case of the exemption regarding associated independent living units, Building Control, the Office of Environmental Health and Pollution Regulation, the Cadastre and Waste services, and
 - ii) in the case of the exemption regarding EV chargers, Traffic & Highway Services.
- c) The propositions have been submitted to His Majesty's Procureur for advice on any legal or constitutional implications.
- d) The financial implications to the States of carrying the proposal into effect are as follows:
 - i) in the case of the exemption regarding associated independent living units, none, and
 - ii) in the case of the exemption regarding EV chargers, an incremental reduction in anticipated labour and administrative costs as a result of the States no longer being required to prepare applications for planning approval.

5.3 In accordance with Rule 4(2):

- a) The propositions relate to the Committee's duties and powers to advise the States on land use policy and implement land use policies through relevant instruments.
- b) The propositions have the unanimous support of the Committee.

Yours faithfully

N Inder
President

L Van Katwyk
Vice President

M Lainé
S Hansmann Rouxel
S Williams

The Land Planning and Development (Exemptions) (Amendment) Ordinance, 2026

THE STATES, in pursuance of their Resolution of the ** July, 2026^a, and in exercise of the powers conferred on them by sections 13(4) to (6), 28 and 89 of the Land Planning and Development (Guernsey) Law, 2005^b, and all other powers enabling them in that behalf, hereby order:-

Amendments to the Exemptions Ordinance.

1. (1) The Land Planning and Development (Exemptions) Ordinance, 2023^c is amended as follows.

(2) In section 2(1) (interpretation and construction), add the following definitions in alphabetical order –

""**associated independent living unit**"" means a building, or part of a building, other than a room for residential purposes, which -

- (a) is attached to, or is situated within the curtilage of, a dwelling (the "**principal dwelling**"),
- (b) has a dedicated entrance and bathroom and kitchen facilities but which may share one or more of the following utilities or services with

^a Article ** of Billet d'État No. ** of 2026.

^b Order in Council No. XVI of 2005; this enactment has been amended.

^c Ordinance No. II of 2023; this enactment has been amended.

the principal dwelling –

- (i) electricity supply,
 - (ii) hot or cold water supplies or systems,
 - (iii) foul water drainage,
 - (iv) heat producing appliances,
 - (v) fuel supply, and
- (c) is used as living accommodation by a person who does not live in the principal dwelling but who may have access to its amenities,"

""rental housing" means housing that is occupied under a lease, tenancy or licence to occupy,".

(3) In Class 3 of Schedule 1 (residential change of use), after paragraph 3 insert –

"Change in use of associated independent living unit to rental housing.

4. Change in use of an associated independent living unit existing on or before 31st July, 2026 to use it as rental housing, provided that the Authority is notified of the change of use within a period of one month starting on the date of the change."

(4) In Class 7 of Schedule 1 (development by the States and public utility providers), after paragraph 17 insert –

"Installation of electric charging point.

18. The installation of an electric charging point, by or on behalf of the States, on or adjacent to a car park or a parking area with marked

perpendicular parking bays, provided that –

- (a) the charging point does not exceed 1.75 metres in height, 1.5 metres in width or 0.75 metres in depth,
- (b) the charging point is not within the curtilage of a protected building or protected monument,
- (c) the charging point is not within a site of special significance,
- (d) the installation does not result in –
 - (i) any obstruction of a public highway or of pedestrian flow, or
 - (ii) the removal of a landscape feature, and
- (e) no advertisement is displayed on the charging point."

Citation.

2. This Ordinance may be cited as the Land Planning and Development (Exemptions) (Amendment) Ordinance, 2026.

Commencement.

3. This Ordinance comes into force on 1st September, 2026.