

Non Notifiable Work

This Building Control Guide has been produced to outline specific types of work that are not controlled under the Building (Alderney) Regulations, 2014. Unlike the exemption notification procedure, these types of work are not considered to be 'building work' and therefore no notification is necessary.

Satellite dish and other antennas.

Installation of a satellite dish or other antenna on, or within the curtilage of, a dwelling-house.

Solar or photo voltaic panels.

Installation of a solar or photo voltaic panel on, or within the curtilage of, a dwelling-house provided that-

- (a) no structural alterations are required to the roof structure,
- (b) the connection into the buildings heating system is carried out by a certified installer
(See separate Building Control Guide for competent persons).

Erection of garden structure.

The erection of a structure designed and used for the support of plants within the curtilage of a dwelling-house.

Small garden shed.

Erection of a garden shed so long as the floor area does not exceed 8m². Larger sheds are permitted under the exempt notification procedures however certain restriction are imposed (See separate Building Control Guide for exempt work notification)

Hard-surfaced areas.

The creation, extension or re-surfacing of a hard-surfaced area, including a ground bearing timber decking, within the curtilage of a dwelling-house provided that –

- (i) the existing surface water system is not altered to include surface water run off from the hard surfaced area
- (ii) where a large area drains onto the public highway, that permission from Guernsey Roads is obtained.

Gates, fences, and earthbanks.

The erection of any gate, fence or earthbank within or along a boundary of the curtilage of a dwelling-house. In relation to an earthbank, once over the height of 1.2m, this will be deemed a retaining structure and will then be a controlled operation.

Non Notifiable Work ...continued

Bathrooms and other sanitary accommodation.

Replacing—

- (i) a sanitary convenience with one that uses no more water than the one it replaces,
- (ii) a washbasin, sink or bidet,
- (iii) a fixed bath,
- (iv) a shower,

Where;

the work does not include any work to underground drainage, and includes no work to the hot or cold water system or above ground drainage which may prejudice the health or safety of any person on completion of the work.

Rainwater fittings

Replacing a rainwater gutter, or a rainwater downpipe, where their capacity remains equal to or greater than the fittings being replaced.

Potable water supplies

In relation to an existing cold water supply—

- (i) replacing any part,
- (ii) adding an output device, or
- (iii) adding a control device

Separate advice should be sought from Guernsey Water before undertaking work involving the public water distribution network.

Installation of thermal insulation in a roof or loft space where—

- (i) the work consists solely of the installation of such insulation, and
- (ii) the work is not carried out in order to comply with any requirement of these Regulations.

The replacement of fascias, soffit boards and barge boards.

This guidance note is intended to provide guidance to designers, developers and members of the public, to inform, promote good practice and encourage consistency of interpretation of the Regulations, if further guidance is required please do not hesitate in contacting us.



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Please be advised that this guidance note relates only to the situation with regard to Building Regulations and that separate planning permission may be required in respect of your proposal. You are advised to seek separate, appropriate advice with regard to the position under planning. Development should not be commenced until and unless all necessary statutory consents have been obtained.