



GOVERNMENT OF BERMUDA
Ministry of the Environment, Planning and Infrastructure Strategy

Department of Planning

A Guide to the Permitted Development (Minor Works) Permit

What is a Permitted Development Permit?

If you want to carry out work that is a building operation then you need a building permit. A building permit for permitted development can be submitted using the Permitted Development Permit application form. Permitted development is straightforward work that has planning permission granted by the General Development Order (GDO). The GDO is further explained in Guidance Note GN101.

What work does not need planning permission just a building permit?

1. Internal renovations to residential buildings that do not involve structural alterations. Where structural alterations are involved, a professional engineer must stamp the drawings submitted to the Department of Planning.
2. Internal renovations to commercial buildings that do not involve structural alterations, for example, the relocation of partitions. You must provide the Fire Report when you submit the drawings to the Department of Planning.
3. Electrical rewiring and the upgrading and / or relocation of meters for residential buildings.
4. Rebuilding of cesspits; provided the Department of Health stamps the drawings before they are submitted to the Department of Planning.
5. Conversion of non-habitable space ie) storage room or garbage into habitable space ie) bedroom or kitchen provided the additional space does not result in three storeys.

How do you know whether your building work requires planning permission?

The GDO establishes what work does not require planning permission or, legally, is deemed to have planning permission. Most importantly, it gives details of the restrictions that may apply to your project. There are important restrictions and regulations imposed by the GDO which may mean that your project does not have automatic planning permission.

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What cannot be processed under a Permitted Development Permit?

The following is a list of projects that require planning approval and a full building permit application prior to the commencement of construction:

- Any proposed work on a Listed Building or within defined Historic Protection Areas (HPA), e.g. within the historic centres of the Town of St. George or the Royal Naval Dockyard.
- Development that has valid and current planning permission.
- Development that has an approved building permit which has not expired.
- Development that has commenced but has not been completed.
- Development or any use that is unauthorized including work that has been carried out in advance of planning permission.
- Development on land that is subject to a Section 34 Agreement.
- Development on land designated as Woodland Reserve, Agriculture Reserve, Nature Reserve, Park, Coastal Reserve, Open Space Reserve or similar areas.
- Ruinous structures.
- New access points or widening of existing access to an existing public, private or estate road.
- Installation of new electrical meters for a new unit.
- Demolition of existing buildings.
- Erection of prefabricated sheds.
- Creation of any obstruction (walls, gates or fences) that affects the view of persons using a road that causes a dangerous situation (development will obstruct minimum sight line of a private, estate or public road).
- Swimming pools, outdoor hot tubs and jacuzzis.
- Alterations to or construction of stables or other buildings for the keeping of livestock.

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- Development that does not comply with minimum setbacks under the Bermuda Plan 2008.
- Internal change of use with no physical alterations to the structure proposed (Development and Planning (Use Classes) Order 1975).
- The creation of a new or additional residential dwelling unit.