

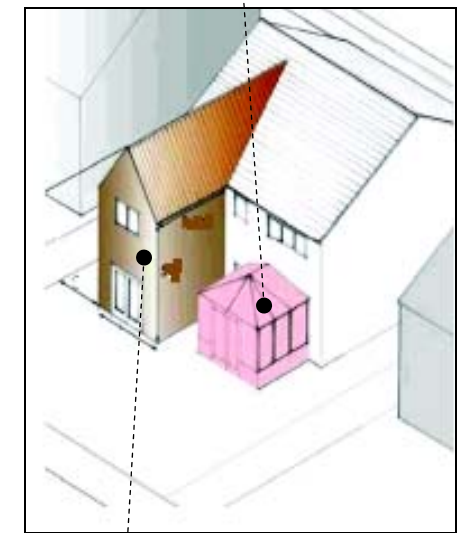
Do I Need Planning Permission?

Planning permission is not usually required providing the below criteria is met.

Single Storey Extensions:
 ⇄ Maximum projection of single storey rear extension is 4m for a detached house and 3m for any other house (Replaces old Volumetric Allowance).

⇄ Maximum height for single storey rear extension is 4m.

⊗ In any case, any enlarged part of the house that is within 2m of the boundary, should not have an eaves height exceeding 3m.
 ⊗ The eaves height of the extension should not exceed the eaves height of the existing house.



Two Storey Extensions:
 → Maximum rearward projection for an extension with more than one storey is 3m with pitched roof to match existing.

• Extension of more than one storey should not be within 7m of any boundary opposite the rear wall of the house.

≈ Extensions must not exceed the highest part of the roof of the existing house.
 ⊗ Any first floor windows and roof lights on a side elevation shall be obscure glazed and non-opening up to a height of 1.7m above floor level.
 ≈ The extension should not extend beyond a wall that fronts a highway and forms either a principal or side elevation of the original house.
 ⊗ Materials should be similar to existing.
 ⊗ No verandas, balconies or raised platforms.
 ≈ No more than 50% of the total area of the curtilage would be covered by buildings.



≈ Planning permission is required for extensions to the roof of a house in a Conservation Area.

Roof Extensions:
 → The sum of extensions to the roof shall not exceed 40m³ for a terrace house or 50m³ in any other case. (No longer tied into total volume allowances).

≈ The extension should not extend beyond the plane of an existing roof slope which forms the principal elevation and fronts a highway.

KEY

- ⊗ More Restrictive
- ⇄ Mixed
- Relaxation
- ≈ Unchanged

⊗ **Dormers** must be set in at least 20cm from the eaves of the roof.

• **Roof Lights** must be no higher than 150mm above the plane of the roof.

Side Extensions should not:

- ⇄ Exceed 4m in height
- ⊗ Have more than one storey
- ⊗ Have a width greater than half the width of the original house

⊗ In Conservation Areas, planning permission is also required for side extensions, two storey rear extensions, and exterior cladding.

Do I Need Planning Permission?

Planning permission is not usually required providing the below criteria is met.

- ⊗ More Restrictive
- ↔ Mixed
- ➔ Relaxation
- ≈ Unchanged

Outbuildings (Garages etc)



Outbuildings are no longer tied into volume allowances

- ≈ No further forward than a wall forming a principal elevation.
- ⊗ Not more than one storey high.
- ⊗ No verandas, balconies or raised platforms.
- ≈ No more than 50% of the total area of the curtilage would be covered by buildings.

⊗ **Decking** should be no higher than 30cm.

- ⊗ No higher than 4m with a dual pitched roof; 2.5m if within 2m of the boundary; or 3m in any other case.
- ⊗ Maximum eaves height of 2.5m.

- ⊗ Planning permission is required for outbuildings between the side elevation and boundary if in a **Conservation Area**; and for any outbuilding within the grounds of a **Listed Building**.

Driveways/Hard Surfaces



- ⊗ Porous/permeable materials must be used for hard surfaces that exceed 5m² and are located between the house and the highway. Alternatively provisions should be made to direct run-off water to a permeable or porous area within the site (e.g. a lawn).

Fences, Walls & Gates

- ≈ No higher than 1m next to a highway or 2m elsewhere.
- ≈ Planning permission is needed if the building is listed or if rights to put up a fence have been removed from the property.
- ≈ Conservation area consent may be required to take down a fence, wall or gate.

Chimneys



- ➔ No higher than 1m above highest part of roof.
- ⊗ In **Conservation Areas** chimneys are not permitted on front or side elevations or on elevations fronting a highway.

Porches

- ≈ No part of the porch can exceed 3m in height.
- ≈ No part of the porch can be less than 2m from any boundary with a highway.
- ≈ Ground floor area must not exceed 3m² when measured externally.

Satellite Dishes/ Microwave Antennas

- ⊗ No more than two antennas on a dwellinghouse.*
 - ≈ An antenna installed on a chimney should not protrude above the chimney.*
 - ≈ An antenna installed on a roof should not exceed the highest part of the roof.*
 - ≈ In a Conservation Area antennas are not permitted on chimneys; walls or roof slopes facing onto and visible from a highway; or buildings exceeding 15m in height.
- *certain size restrictions apply.

Solar Panels



- ≈ Panels should not be installed above the ridgeline and should project no more than 200mm from the roof or wall surface.
- ≈ If your property is a **Listed Building** installation is likely to require an application for listed building consent.
- ➔ Panels are now allowed on principal or side elevations in **Conservations Areas**.