



Extensions

From 1 October 2008 an extension or addition to your home will be considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- * No more than half the area of land around the "original house" would be covered by additions or other buildings.
- * No extension forward of the principal elevation or side elevation fronting a highway.
- * No extension to be higher than the highest part of the roof.
- * Maximum depth of a single-storey rear extension of three metres for an attached house and four metres for a detached house.
- * Maximum height of a single-storey rear extension of four metres.
- * Maximum depth of a rear extension of more than one storey of three metres including ground floor.
- * Maximum eaves height of an extension within two metres of the boundary of three metres.
- * Maximum eaves and ridge height of extension no higher than existing house.
- * Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
- * Two-storey extensions no closer than seven metres to rear boundary.
- * Roof pitch of extensions higher than one storey to match existing house.
- * Materials to be similar in appearance to the existing house.
- * No verandas, balconies or raised platforms.
- * Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- * On designated land no permitted development for rear extensions of more than one storey.
- * On designated land no cladding of the exterior.
- * On designated land no side extensions.

"Original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

"Designated land" includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.





Loft Conversions

Planning permission is not normally required. However, permission is required where you extend or alter the roof space and it exceeds specified limits and conditions.

From 1 October 2008 a loft conversion for your home will be considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- * A volume allowance of 40 cubic metres for terraced houses
- * A volume allowance of 50 cubic metres for detached and semi-detached houses.
- * No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- * No extension to be higher than the highest part of the roof.
- * Materials to be similar in appearance to the existing house.
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- * Roof extensions not to be permitted development in designated areas*.
- * Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves.

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Outbuildings

Rules governing outbuildings apply to sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwellinghouse.

Other rules relate to the installation of a satellite dish, the erection of a new dwelling or the erection or provision of fuel storage tanks. From 1 October 2008 existing permitted development rights for oil storage will be amended to include liquid petroleum gas.

Also from 1 October 2008 outbuildings will be considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

- *No outbuilding forward of the principal elevation fronting a highway.
- *Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- *Maximum height 2.5 metres within two metres of a boundary.
- *No verandas, balconies or raised platforms.
- *More than half the area of land around the "original house"* would be covered by additions or other buildings.
- *In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from house to be limited to 10 square metres.
- * On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
- * Within the curtilage of listed buildings any outbuilding will require planning permission.

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Roof or Wall Mounted Solar Panels

The following limits apply to roof and wall mounted 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, even where planning permission is not needed.
- *If your property is in a conservation area, or in a World Heritage Site planning consent is required when panels are to be fitted on the principal or side elevation and they are visible from the highway. [Note: from 1 October 2008 this condition will no longer apply.] If panels are to be fitted to a building in your garden or grounds they should not be visible from the highway.

Standalone Solar Panels

The following limits apply to standalone solar panels:

- * Should be no higher than four metres
- *Should be at least 5m from boundaries
- *Size of array is limited to 9 sq m or 3m wide and 3m deep
- *Should not be installed within boundary of a listed building
- *In the case of land in a conservation area or in a World Heritage Site it should not be visible from the highway.
- *Only one stand alone solar installation is permitted.

All solar installations are also subject to the following conditions:

- *Panels on a building should be sited, so far as is practicable, to minimise the effect on the appearance of the building.
- *They should be sited, so far as is practicable, to minimise the effect on the amenity of the area.
- *When no longer needed for microgeneration they should be removed as soon as possible.





Fences, gates and garden walls

You will need to apply for planning permission if you wish to erect or add to a fence, wall or gate and:

- *it would be over 1 metre high and next to a highway used by vehicles (or the footpath of such a highway); or over 2 metres high elsewhere; or
- *Your right to put up or alter fences, walls and gates is removed by an article 4 direction or a planning condition; or
- *Your house is a listed building or in the curtilage of a listed building.
- * The fence, wall or gate, or any other boundary involved, forms a boundary with a neighbouring listed building or its curtilage.

You will not need to apply for planning permission to take down a fence, wall, or gate, or to alter or improve an existing fence, wall or gate (no matter how high) if you don't increase its height. In a conservation area, however, you might need conservation area consent to take down a fence, wall or gate.

You do not need planning permission for hedges as such, though if a planning condition or a covenant restricts planting (for example, on "open plan" estates, or where a driver's sight line could be blocked) you may need planning permission and/or other consent.

Porches

The planning rules for porches are applicable to any external door to the dwellinghouse. You need to apply for planning permission when:

- *The ground floor area (measured externally) would exceed three square metres.
- *Any part would be more than three metres above ground level (height needs to be measured in the same way as for a house extension).
- *Any part of the porch would be within two metres of any boundary of the dwellinghouse and the highway.





Paving your Front Garden

From 1 October 2008 new rules apply for householders wanting to pave over their front gardens

You will NOT need planning permission if a new driveway uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

If the surface to be covered is more than five square metres planning permission will be needed for laying traditional, impermeable driveways that do not control rainwater running off onto roads.

How permeable surfaces work

Loose gravel

- *This is the simplest type of construction. The driveway sub-base is covered by a surface layer of gravel or shingle.
- *Gravel with different shapes and colours is available to make the surface more decorative.
- *A strip of block paving or asphalt at the entrance can limit the loss and spread of gravel from the drive.

Hard permeable and porous surfaces

- *Hard surfacing which allows water to soak into it can be built with porous asphalt, porous concrete blocks, concrete or clay block permeable paving.
- *The material has open voids across the surface of the material or around the edges of blocks that allow water to soak through
- *To work effectively permeable surfaces should be laid over a sub-base which differs from traditional hardcore which has a lot of fine material in it (sand and silt) that stops water passing through it easily.
- *For permeable and porous driveways different sub-base materials are required that allow water to pass through and also store the water for a while if it cannot soak into the ground as fast as the rain falls.
- *Various materials are available and two examples are known as 4/20 and Type 3 sub-base.
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Also from 1 October 2008 outbuildings will be considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

- *No outbuilding forward of the principal elevation fronting a highway.
- *Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- *Maximum height 2.5 metres within two metres of a boundary.
- *No verandas, balconies or raised platforms.
- *More than half the area of land around the "original house"* would be covered by additions or other buildings.
- *In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers and pools more than 20 metres from house to be limited to 10 square metres.
- * On designated land* buildings, enclosures, containers and pools at the side of properties will require planning permission.
- * Within the curtilage of listed buildings any outbuilding will require planning permission.

"Original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

"Designated land" includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.





Roof or Wall Mounted Solar Panels

The following limits apply to roof and wall mounted 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, even where planning permission is not needed.
- *If your property is in a conservation area, or in a World Heritage Site planning consent is required when panels are to be fitted on the principal or side elevation and they are visible from the highway. [Note: from 1 October 2008 this condition will no longer apply.] If panels are to be fitted to a building in your garden or grounds they should not be visible from the highway.

Standalone Solar Panels

The following limits apply to standalone solar panels:

- * Should be no higher than four metres
- *Should be at least 5m from boundaries
- *Size of array is limited to 9 sq m or 3m wide and 3m deep
- *Should not be installed within boundary of a listed building
- *In the case of land in a conservation area or in a World Heritage Site it should not be visible from the highway.
- *Only one stand alone solar installation is permitted.

All solar installations are also subject to the following conditions:

- *Panels on a building should be sited, so far as is practicable, to minimise the effect on the appearance of the building.
- *They should be sited, so far as is practicable, to minimise the effect on the amenity of the area.
- *When no longer needed for microgeneration they should be removed as soon as possible.





Fences, gates and garden walls

You will need to apply for planning permission if you wish to erect or add to a fence, wall or gate and:

- *it would be over 1 metre high and next to a highway used by vehicles (or the footpath of such a highway); or over 2 metres high elsewhere; or
- *Your right to put up or alter fences, walls and gates is removed by an article 4 direction or a planning condition; or
- *Your house is a listed building or in the curtilage of a listed building.
- * The fence, wall or gate, or any other boundary involved, forms a boundary with a neighbouring listed building or its curtilage.

You will not need to apply for planning permission to take down a fence, wall, or gate, or to alter or improve an existing fence, wall or gate (no matter how high) if you don't increase its height. In a conservation area, however, you might need conservation area consent to take down a fence, wall or gate.

You do not need planning permission for hedges as such, though if a planning condition or a covenant restricts planting (for example, on "open plan" estates, or where a driver's sight line could be blocked) you may need planning permission and/or other consent.

Porches

The planning rules for porches are applicable to any external door to the dwellinghouse. You need to apply for planning permission when:

- *The ground floor area (measured externally) would exceed three square metres.
- *Any part would be more than three metres above ground level (height needs to be measured in the same way as for a house extension).
- *Any part of the porch would be within two metres of any boundary of the dwellinghouse and the highway.





Paving your Front Garden

From 1 October 2008 new rules apply for householders wanting to pave over their front gardens

You will NOT need planning permission if a new driveway uses permeable (or porous) surfacing which allows water to drain through, such as gravel, permeable concrete block paving or porous asphalt, or if the rainwater is directed to a lawn or border to drain naturally.

If the surface to be covered is more than five square metres planning permission will be needed for laying traditional, impermeable driveways that do not control rainwater running off onto roads.

How permeable surfaces work

Loose gravel

- *This is the simplest type of construction. The driveway sub-base is covered by a surface layer of gravel or shingle.
- *Gravel with different shapes and colours is available to make the surface more decorative.
- *A strip of block paving or asphalt at the entrance can limit the loss and spread of gravel from the drive.

Hard permeable and porous surfaces

- *Hard surfacing which allows water to soak into it can be built with porous asphalt, porous concrete blocks, concrete or clay block permeable paving.
- *The material has open voids across the surface of the material or around the edges of blocks that allow water to soak through
- *To work effectively permeable surfaces should be laid over a sub-base which differs from traditional hardcore which has a lot of fine material in it (sand and silt) that stops water passing through it easily.
- *For permeable and porous driveways different sub-base materials are required that allow water to pass through and also store the water for a while if it cannot soak into the ground as fast as the rain falls.
- *Various materials are available and two examples are known as 4/20 and Type 3 sub-base.
- *Materials for permeable sub-base are described as open graded and consist only of larger pieces of stone that have spaces between to store water.



