

Permitted Development for Residential Extensions

PERMITTED DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLING HOUSE

You can make certain types of changes to your house, such as enlargement, alterations or improvements without needing to apply for planning permission. These are called "**permitted development rights**" and are detailed in The Town and Country Planning (General Permitted Development) Order 2015.

The principle of permitted development allows for specific forms of household development to take place without the need to make a planning application to the Local Planning Authority (LPA). Changes introduced in October 2008 have allowed for enhanced levels of development before full planning permission is required.

Note: Permitted development rights which apply to many common projects for dwelling houses do not apply to flats, maisonettes or other buildings. Furthermore, in some designated areas permitted development rights are more restricted. If you live in a Conservation Area, a National Park, an Area of Outstanding Natural Beauty or the Norfolk or Suffolk Broads, you will need to apply for planning permission for certain types of work. There are also different requirements if the property is a Listed Building or where the LPA have removed permitted development rights by issuing an Article 4 direction. This will mean that you have to submit a planning application for work which normally would not require it.

Until 30 May 2019 householders are able to build larger single-storey rear extensions with permitted development rights. The size limits double from 4 metres to 8 metres for detached houses, and from 3 metres to 6 metres for all other houses. However, these new larger extensions (i.e. if they extend between 4 and 8 metres, or between 3 and 6 metres) must go through the following process.

Before beginning the development the property owner/developer must provide the following information to the LPA:-

- 1) A written description of the proposed development including:-
 - i) How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwelling house.
 - ii) The maximum height of the enlarged part of the dwelling house.
 - iii) The height of the eaves of the enlarged part of the dwelling house;
- 2) A plan indicating the site and showing the proposed development;
- 3) The addresses of any adjoining properties;
- 4) The developer's contact details.



MIDLANDS & WALES

Oak House
Kingswood Business Park
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Old Market Office
10 Risbygate Street
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SOUTH WEST

Addlepool Business Centre
Woodbury Road
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Exeter, Devon
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NORTH

Tel: 01524 793900

SOUTH EAST MIDLANDS

Tel: 01954 267418

YORKSHIRE

Tel: 0113 347 0430

ask@acorus.co.uk



The LPA then have 42 days from receipt of the submission to determine whether the development can go ahead. During this period, the LPA will notify owners or occupiers of any adjoining premises about the proposed development.

In relation to home extensions, planning permission is not required if the following criteria are met:-

- The area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwelling house) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);
- The height of the extension would not exceed the height of the highest part of the roof of the existing dwelling house;
- The height of the eaves of the extension would not exceed the height of the eaves of the existing dwelling house;
- The extension would not extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwelling house;
- If the extension is single storey it would not extend beyond the rear wall of the dwelling house by more than 8 metres in the case of a detached dwelling house, or 4 metres in any other dwelling house or exceed 4 metres in height in any case;
- If the extension is more than one storey it would not extend beyond the rear wall of the dwelling house by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house;
- If the extension is within 2 metres of the boundary the eaves would not exceed 3 metres in height;
- If the extension extends beyond a wall forming a side elevation of the original dwelling house it would not exceed 4 metres in height, have more than one storey or have a width greater than half the width of the original dwelling house;
- It would not include an alteration to the roof of any part of the dwelling house; and
- It would not consist of or include a veranda, balcony or raised platform, a microwave antenna or a chimney, flue, soil or vent pipe.