

Guide to Permitted development;

This document is intended only as a very brief guide to the regulations and is not intended to be used to quote any regulations. At all times clarification and confirmation must always be sought from the relevant Local Authority for all types of development and confirmation in writing must be received as interpretation of the requirements can differ between different Local Authorities.

What is Permitted Development?

Permitted Development means that there are some small works within dwellings that do not require Planning Permission and are dependent upon many factors which will be explained further on in this document.

New rules regarding 'permitted development' for householders came into force on 1 October 2008.

A summary of the limits and conditions

Class A – Extensions & Improvements

Permitted development subject to the following limits and conditions:

- 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 depth of a rear extension of more than one storey of three metres including ground floor.
- On article 1(5) land no permitted development for rear extensions of more than one storey.
- Maximum eaves height of extension three metres within two metres of boundary.
- 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.
- Side facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- On article 1(5) land no cladding of the exterior.
- On article 1(5) land no side extensions.

Class B – Roof Extensions

Permitted development 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 facing onto and visible from the highway.
- No extension to be higher than the highest part of the roof.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Side facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- Roof extensions not to be permitted development in designated areas.
- Extensions to be set back, as far as practicable, at least 20cm from the eaves.

Class C – Roof Alterations

Permitted development subject to the following limits and conditions:

- Any alteration to project no more than 150 millimetres from the existing roof plane.
- No alteration to be higher than the highest part of the roof.
- Side facing windows to be obscure-glazed; any opening to be 1.7m above the floor.

Class D to Class H – These also have restrictions, yet may not be as common or reflect on a small extension or minor works.

Contact g2 Design for further details or information on the new permitted development rules.

The headings listed above should be viewed as guidelines only and are intended to give you some insight into the varying considerations that have to be made pre the design stage. All buildings are unique and therefore will have differing issues surrounding the planning constraints upon them. Please contact g2 Design to arrange a complementary appraisal of your property and needs. Tel; 0870 777 66 00 or visit our website to make an on-line enquiry at www.g2design.co.uk