

Do I Need Planning Permission For An Alteration or Extension Attached To My House?

Class A of the General Permitted Development Order 2015 (As amended 2016)

Important: This form does NOT apply if the proposal is for work to a flat, maisonette, house of multiple occupancy (a dwelling house occupied by 3 or more unrelated individuals who share basic amenities), mobile home or to develop a commercial property.

An extension or addition to your property **does not** need planning permission if you:

1. Answer "**NO**" to ALL of the following questions
2. Comply with the requirements of the statements
3. Follow all the **CONDITIONS** (A, B and C) shown at the end of this page and
4. There are no planning restrictions removing rights to extend your property.

If you answer "**YES**" to any one of the questions or do not comply with the conditions you will need to apply for Planning Permission. The application forms are available on the Borough Council's website or on the Planning Portal.

If you answer "**TRUE**" to the statements 19 or 20 you are required to complete the "Prior Notification Householder Development" form and provide the required details.

Please check whether your property is located in a Conservation Area before answering these questions.

Guidance: The term "original house" referred to below 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 and you should check on the Council's website that there are no restrictive planning conditions on any planning decision relating to the property if your property was not built before 1948.

Is the proposal:

Questions			
1	Higher than the highest part of the existing roof?	Yes	No
2	Higher at the eaves than the eaves of the existing house?	Yes	No
3	Forward of the Principal Front Elevation or Side Elevation of the "original house" fronting a highway? (see Extra Guidance for Principal Elevation at end of form).	Yes	No
4	A rear extension of more than one storey and extends beyond the rear wall of the "original house" by more than 3 metres?	Yes	No
5	A rear extension of more than one storey that is within 7 metres of the rear boundary?	Yes	No
6	Within 2 metres of the boundary and over 3 metres high at the eaves?	Yes	No
7	Extending beyond a side elevation of the "original house" and over 4 metres in height?	Yes	No
8	Extending beyond a side elevation of the "original house" and more than 1 storey?	Yes	No
9	Extending beyond a side elevation of the "original house" and more than half the width of the "original house"?	Yes	No
10	A single storey rear extension over 4 metres in height?	Yes	No
11	A single storey rear extension over 6 metres deep to a terraced or semi-detached house? (measured from the "original house")	Yes	No
12	A single storey rear extension over 8 metres deep to a detached house? (measured from the "original house")	Yes	No
13	A rear extension of more than one storey located within a conservation area?	Yes	No
14	A side extension located within a conservation area?	Yes	No
15	To carry out cladding (stone, render, plastic, timber etc.) to any part of the exterior of the house located within a conservation area.	Yes	No

Does the proposal:-			
16	Mean that half the area of land around the "original house" would be covered by additions or other buildings?	Yes	No
17	Involve the construction of verandas or balconies?	Yes	No
18	Involve the construction of raised platforms or decking with a height greater than 300 millimetres?	Yes	No
Please answer the following statements.			
19	Your proposal is a rear extension over 3 metres but not over 6 metres deep to an attached house. (measured from the "original house") and not located in a conservation area	True	False
20	Your proposal is a rear extension over 4 metres but not over 8 metres deep to a detached house. (measured from the "original house") and not located in a conservation area	True	False
<p>If your response to statement 19 and 20 is "True" and you answer "No" to all other questions you are required to submit details to the Council.</p> <p>Please complete the form "Prior Notification Householder development" and provide the required details. (This is different to Householder Planning Application).</p>			
21	Your proposal includes the installation, alteration or replacement of a chimney, flue, soil or vent pipe, dormer window, roof light, or alteration to any part of the roof.	True	False
<p>If you answered "True" you must comply with these conditions and check the criteria relating to Additions Or Alterations To The Roof or for Chimneys, Flues, Soil or Vent Pipes.</p> <p>The criteria can be found in the General Permitted Development Order 2015 (available online) or you can contact Planning Services for advice.</p>			

CONDITIONS:

The following conditions must always be complied with:

- A. Other than materials used in the erection of a conservatory, materials to be used on any exterior work to be similar in appearance to the existing house.
- B. Upper-floor, side-facing windows to be obscure-glazed and fixed closed; any opening section must be 1.7m above the internal floor level.
- C. Roof pitch of any extension higher than one storey is to match the roof pitch of the existing house.

Disclaimer: The information and advice contained in this form is NOT a formal determination under S192 of the Town and Country Planning Act 1990. If you require a written determination on the requirement for planning permission an application for a Certificate of Lawful Proposed Development is required to be submitted with the relevant fee and documentation. This form together with guidance can be downloaded from our website or you can also make an online application through the Planning Portal. Applications for Planning Permission can also be submitted this way. To view the legislation please follow the link to The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (Refer to Class A).

Extra Guidance: Please visit the planning public access section where you can check planning history. If your house is a **Listed Building** then Listed Building Consent is likely to be required even if planning permission is not necessary.

In most cases, the **Principal Elevation** will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation (for example, on a corner plot), a view will need to be taken as to which of these forms the principal elevation. Note, however, that in such cases the second elevation will also be subject to the restrictions under Class A if it is a side elevation and fronts a highway.

This form does not determine the requirement of **Building Regulations Approval** which comes under different legislation. Our Building Control department can be contacted by telephone on 01206 282 436 or by email in order to help you determine whether or not the work you are intending to carry out is exempt from Building Regulations requirements.