



ABSOLUTE ARCHITECTURE

Guide to Permitted Development

Not all house extensions will require planning permission. You may be able to extend or make alterations to your home using Permitted Development.

We advise all our customers who are making alterations deemed to be permitted development to apply for a Lawful development Certificate, to future proof against any changes in the law. You will also be better placed to sell your home in the future if you have this document in place.

A Lawful development Certificate is obtained by making an application to the local planning department. We can process this application for you, the content of which will be virtually identical to that required for a planning application.

The application fee for a Certificate of Lawfulness is currently £75, half that of a planning application. The statutory period for processing an application is 8 weeks.

The planning portal definition of permitted development is below:

Under new regulations that came into effect on 1 October 2008 an extension or addition to your home is 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.*

** The term "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.*

Please visit the Planning portal interactive house for an on line visual guide:

<http://www.planningportal.gov.uk/uploads/hhg/houseguide.html>

For more information please contact us or visit our web site where we have more useful downloads for your quick reference:

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