



New Householder Permitted Development Rights

The changes summarised below will come into force on 1st October 2008. The changes will not affect any works started before that date. If the provisions listed below are exceeded, planning permission is required. The current tolerances of 50cu m/10% for terraced houses and properties in conservation areas and 70cu m (or 15%) for semi-detached and detached houses will no longer exist:

Extensions:

- Maximum depth of a single-storey rear extension of 4m for a detached house and 3m for any other house
- Maximum height of rear single storey extension should not exceed 4m
- Maximum depth of a rear extension of more than one storey should not exceed 3m and be no closer than 7m to rear boundary
- No extension forward of the principal elevation or side elevation facing onto a highway. 'Principal elevation' will in almost all cases be the front of the house
- Maximum eaves height of extension should not exceed 3m within 2 metres of boundary
- Maximum height of side extension should not exceed 4m and width to be no more than half width of original house
- Maximum eaves and ridge height of extension to be no higher than existing house.
- Materials to be of similar appearance, except conservatories
- Side-facing windows above one storey to be obscure-glazed. They should also be non-opening unless 1.7m above floor level of room.
- In conservation areas no permitted development for rear extensions of more than one storey, side-extensions or for the use of cladding or rendering
- No raised platforms, verandas or balconies
- Installation, alteration or replacement of a chimney, flue or soil and vent pipe
- No alterations to roof
- Roof pitch of two-storey extensions to match pitch of original house, so far as practicable
- Extensions not to exceed 50% of area of curtilage, excluding area of original house

Porches:

- Regulations for porches remain the same. External ground area must not exceed maximum 3sq.m, height of 3m and must be more than 2m from boundary with the highway

Roof Alterations:

- Dormers on principal elevation fronting a highway require consent
- Volume constraints of 50cu.m for semis and detached and 40cu. m for terraced houses retained
- Not permitted in conservation areas
- Roof alterations should project no more than 150mm
- Highest part of the roof not to exceed the highest part of the original roof
- Other than in case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 cm from the eaves of the original roof
- Windows in a roof slope to be obscure-glazed and non-opening unless 1.7m above floor level of room
- Height of any chimney, flue, soil or vent pipe should not exceed the highest part of the roof by more than 1m. In a conservation area they must not be on a roof slope which fronts a highway or on a roof slope which forms a principal or side elevation

Hard standings:

- Hard standings, including replacement surfaces in front of the principal elevation facing a highway, will require planning consent if they exceed 5sqm and do not consist of a porous material, or the rainwater is not directed to a permeable or porous area within the property

Other Ancillary Buildings and Development within the Curtilage:

- Maximum permitted development is 50% coverage of curtilage excluding area of existing dwellinghouse
- No part of the building, enclosure, pool or container should be in front of the principal elevation
- Not to be more than one storey
- Height should not exceed 4m for a dual pitched roof, 2.5m for a building or container within 2m of the boundary and 3m in any other case
- The height of the eaves should not exceed 2.5m
- Must not be within the curtilage of a listed building
- Must not be a dwelling, microwave antenna or a veranda, balcony or raised platform
- Capacity of any container (e.g. oil/gas tanks) should not exceed 3,500 litres
- In a conservation area it should not be situated between the side elevation of the dwellinghouse and the boundary

Antennae:

- Largely unchanged from 2006 amendment with some minor changes. Antennae are not included as part of permitted development rights relating to extensions or ancillary buildings within the curtilage

Access to the highway, walls and fences:

- No change in the regulations

19th September 2008