

The image is a close-up photograph of a wooden window frame. The frame is made of light-colored wood with a visible grain. A bright cyan window pane is visible in the upper left corner. The text is overlaid on the right side of the frame.

Permitted Development

for dwellings

by David Nossiter Architects

Permitted Development for Dwellings

Useful Resources

www.planningportal.co.uk/info/200130/common_projects

Permitted Development for Dwellings

Under the General Permitted Development Order, 1995, you are allowed to undertake certain work to your home, subject to conditions. The rights do not fully extend to work within Conservation Areas, to flats or on designated land, such as National Parks, etc. You should always check with a professional about the particular situation of each individual property before putting work in hand.

Roof Enlargements & Alterations

Planning Permission is not normally required to convert your loft into an inhabitable space.

A volume allowance of 40 cubic metres for terraced houses and 50 cubic metres for detached and semi detached houses is allowed.

No extension shall be beyond the plane of the existing roof slope of the main elevation fronting the highway.

No extension is to be to be higher than highest part of the roof.

Materials are to be similar in appearance to the existing house.

No verandas, balconies or raised platforms.

Side facing windows are to be obscured glazed and above 1700mm from the floor.

Roof extensions are to be set back at least 200mm from the eaves and the original eaves are to be retained

No part of the development is to extend beyond the original walls of the dwelling house

Sheds, greenhouses (and garages more than five metres away from your house) are permitted if they cover less than 50% of the curtilage of the house.

Extensions to Your House

Extensions to your house are subject to the following criteria:

No more than half the area around the original house would be covered by additions of other buildings.

No extension is to be forward of the main elevation of the house, or the side elevation if the house fronts a footway.

No extension is to be higher than the highest part of the roof.

Maximum eaves and ridge height are to be no more than the existing house.

The maximum eaves height if the development is within two metres of the boundary is three metres.

The maximum depth of a single storey extension is three metres for an attached house and four metres for a detached house.

The maximum height of a single storey extension is four metres.

Side extensions are to be single storey with a maximum height of four metres. The width should be no more than the original house.

Two storey extensions should be no closer than seven metres to rear boundary.

Roof pitch extensions higher than one storey should match the existing house.

Materials are to be of similar appearance to the existing house.

No balconies, verandas or raised platforms are allowed.

Upper floor side facing windows are to be obscured glazed and above 1700mm from the floor.

Prior Approval : Larger Extensions

Householders are also able to extend their house up to eight metres in length from the rear of their property for a detached house and up to six metres for any other kind of house. Before work commences the householder must apply to the local council for Prior Approval. Again, the rights do not extend to work within Conservation Areas, to flats or on designated land, such as National Parks, etc.