

• NEW PLANNING PORTAL.

From 1st October 2008 an extension or addition to your home will be considered to be Permitted Development, not requiring an Application for Planning Permission, subject to the following limits and conditions:

- 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.

Building Regulations

Most extensions of properties require approval under the Building Regulations. There are a number of classes of new buildings or extensions of existing buildings that do not need Building Regulations approval, i.e. are exempt from the Regulations.

Disclaimer: this is an introductory guide and is not a definitive source of legal information.

NOTE: This guidance relates to the planning regime for England. Policy in Wales may differ. If in doubt contact your Local Planning Authority.

PLANNING PERMISSION & BUILDING REGULATIONS

One of the main benefits of conservatories is that often they do not need planning permission or building regulations approval.

Your local installer will be able to determine at survey stage if you require planning permission or building regulation approval but here are some guides:

If you answer yes to any of these questions then planning permission may be required.

Is your home in a specially designated area? E.g. national park

Is the conservatory on a wall facing a highway or footpath?

Is your home a non residential property?

Is your home a multiple dwelling?

Is the conservatory less than 2m from any boundary which is facing a highway or public footpath?

Is the conservatory Over 50% of the area of your garden?

Is the conservatory over 4m high?

Is the conservatory higher than your home?

Is your new conservatory more than 70 cubic metres?

Do you intend to install radiators in your new conservatory which are connected to your existing central heating boiler?

Do you intend to remove the physical barrier between your new conservatory and your home?

Finally if you answer yes to more than any one of these questions then planning permission may be required.

For Terraced Houses or houses in National Parks etc

Is the conservatory more than 50m³ and more than 10% of the volume of your home?

Is the conservatory more than 115m³?

For All Other Houses

Is the conservatory more than 70m³ and more than 15% of the volume of your home?

Is the conservatory more than 115m³?

It is recommended that in all cases you should check with your relevant local authority. It is the house holders responsibility to make sure any planning or building regulations are met?