

Summary note of proposed changes to householder permitted development effective from 1st October 2008

From the 1st October changes to permitted development seek to relax the requirement for planning permission for homeowners to make improvements whilst limiting the size of an extension so that the neighbours are protected.

Under the old Order, householders could only get either a small loft conversion or a rear extension without requiring planning permission. Anyone who had previously extended their property required planning permission for any further alterations.

The new rules will now allow both and will be based on measurements for what is permissible for loft conversions and other extensions separately.

Rear extensions will no longer be calculated by volume for the purpose of permitted development. Loft conversions continue to have an overall volume cap to control overbearing conversions on larger homes. Extensions to the front or principal elevation will still require planning permission.

In conservation areas most extensions and alterations will require permission unless they are single storey and at the rear. For listed buildings the requirement for planning permission is relaxed but listed building consent will still be required.

There are some issues of interpretation in relation to the order, for example the definition of principal elevation, for which further clarification is being sought.

The following web pages provide further detailed guidance on the new Order including an illustration of how the new Order will apply and the bullet points below outline the detail for each particular Class of extension:

<http://www.planningportal.gov.uk/england/genpub/en/1115314762582.html>

http://www.opsi.gov.uk/si/si2008/uksi_20082362_en_1

Class A – Extensions and improvements

This type of development is no longer volume controlled and instead is limited by simple metric measurements. Extensions will be permitted development subject to the following limits and conditions:

- Total area of ground cover excluding original dwelling no greater than 50% of total garden curtilage.
- 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 3 metres for an attached house and 4 metres for a detached house and maximum 4 metres in height.
- Maximum eaves height of extension 3 metres within 2 metres of boundary.
- Maximum eaves and ridge height of extension no higher than existing house.

- Side extensions to be single storey with maximum height of 4 metres and width no more than half that of the original house.
- Two storey extensions no closer than 7 metres to rear boundary. No more than 3 metres depth.
- 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.
- Side facing windows to be obscure-glazed; any opening to be 1.7metres above the floor.
- In conservation areas, no cladding of the exterior, no side extensions and no rear extensions of more than one storey.

Class B – Roof extensions

Still calculated by volume above the original roof space to try and avoid overly intrusive roof extensions. Roof extensions will be permitted subject to the following:

- A volume allowance of 40 cubic metres for terraced houses
- A volume allowance of 50 cubic metres for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope fronting the highway.
- No extension to be higher than the highest part of the roof.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Side facing windows to be obscure-glazed; any opening to be 1.7 metres above the floor.
- Roof extensions not to be permitted development in conservation areas.
- Extensions to be set back, as far as practicable, at least 20cm from the eaves.

Class C – Roof alterations

Minor roof alterations will be permitted development subject to the following:

- Any alteration to project no more than 150 millimetres from the existing roof plane eg the depth of a rooflight window or solar panel.
- No alteration to be higher than the highest part of the roof.
- Side facing windows to be obscure-glazed; any opening to be 1.7 metres above the floor.

Class D – Porches

No change to existing permitted development.

Class E – Outbuildings, enclosures, swimming pools and oil and gas containers

Restrictions on outbuildings have been relaxed provided they are generally low in height and located within the rear garden. They will be permitted development subject to the following limits and conditions:

- No building, enclosure, pool or container forward of the principal elevation.
- Buildings to be single storey with maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof or 3 metres for any other roof.
- Maximum height 2.5 metres within 2 metres of a boundary.
- No verandas, balconies or raised platforms.
- Maximum 50% coverage of garden.
- In conservation areas, buildings, enclosures, containers or pools at the side of properties will require planning permission.
- Within the curtilage of listed buildings, any outbuilding will require planning permission.
- Domestic heating fuel containers not to exceed 3500 litres in size.

Class F – Hard surfaces

The paving of front gardens of more than 5 square metres, including repairs to existing hard surfaces will require planning permission unless they are of porous material or drain within the site.

Hard surfaces will only be permitted development when:

- Any surface installed in the front garden of more than 5m² to be either porous or to run-off to a porous or permeable surface within the site.

Class G – Chimneys, flues and soil and vent pipes

This is a new class to clarify chimneys and other means of ventilation as separate to roof extensions. They will be permitted development subject to:

- The height being less than 1 metre above the highest part of the roof.
- In conservation areas, no installation on the principal or a side elevation that fronts a highway.

Class H - Microwave antenna

No change to existing permitted development.