

Do I need planning permission?

Advice for householders on house improvements

Planning Services

www.leeds.gov.uk/planning

What does this leaflet cover?

Certain minor changes to a house do not need planning permission. This leaflet sets out most of the changes that do need planning permission. Not all relevant details can be covered; if you are in any doubt, please contact the Development Enquiry Centre on 0113 222 4409 or email dec@leeds.gov.uk.

Please bear in mind that:

- This leaflet refers only to houses.
- There are different requirements for flats and maisonettes.
- The rights to carry out changes to houses without planning permission have been removed in some parts of Leeds.
- If your house is in area where rights have been removed then you may need permission for your proposed improvement.
- If in doubt, please check with the Development Enquiry Centre.
- Any change of use of part or the whole house, or building in the garden for business purposes, may need planning permission.
- Changes to a house which is a listed building or in a conservation area may need listed building consent or conservation area consent even if planning permission is not required.
- Many changes to a house need approval under building regulations.
- If you carry out development which needs planning permission before obtaining planning permission, you may have to alter or even remove it.

Advice for householders considering house improvements



Extensions, conservatories and attached garages

Planning permission is required for an extension, (including conservatory or attached garage) if it involves any of the following:

- The total area of ground cover excluding the original dwelling being greater than 50% of the total garden area.
- An extension built forward of the principal elevation or side elevation fronting a highway.
- An extension which is higher than the highest part of the roof.
- A single storey rear extension which has a depth that is greater than three metres for an attached house or four metres for a detached house, or exceeds four metres in height.
- The height of the eaves exceeding three metres within two metres of a boundary.
- The height of the eaves or the ridge of the extension being higher than the existing house.
- A side extension which exceeds four metres in height, has more than one storey or is wider than half the width of the original house.
- A two storey rear extension which is built within seven metres of the rear boundary or has a depth which is greater than three metres.
- A side extension or two storey rear extension where the property is in a conservation area.
- Any veranda, balcony or raised platform.

Please note that any attached extension which is deemed to be permitted development shall be constructed from materials which are of similar appearance to the original house.

Any upper floor windows in a wall/roof on side elevation shall be obscure glazed and non-opening unless the opening section is more than 1.7m above floor height.

Roof pitch to match on extensions of more than one storey.



Porches

A porch requires planning permission if it involves any of the following:

- Covering an area of more than three square metres (measured externally).
- It is more than three metres high.
- Being built within two metres of a boundary which fronts onto a highway or footpath.

If the porch is attached to a listed building, listed building consent is required.



Roof extensions

Roof alterations require planning permission if they involve any of the following:

- The extension is on a property which is located within a conservation area.
- The combined volume of any roof extensions exceeding 40 cubic metres for terraced houses, or 50 cubic metres for detached or semi-detached houses.
- An extension projecting beyond the plane of an existing roof slope on the principal elevation fronting a highway.
- An extension which is to be higher than the highest part of the roof.
- Any veranda, balcony or raised platform.

Please note that any side facing windows should be obscure glazed and non opening unless the opening section is more than 1.7m above floor height. Materials should be similar in appearance to the existing house and extensions should be set back, as far as practicable, at least 20cm from the eaves.

Roof alterations (i.e. roof lights)

Roof alterations require planning permission if they involve any of the following:

- The projection is more than 150 millimetres from the existing roof plane.
- Any alteration is higher than the highest part of the roof.

Any upper floor windows in a wall/roof on side elevation shall be obscure glazed and non-opening unless the opening section is more than 1.7m above floor height.

Please note that any chimneys, flues, and soil and vent pipes should be no higher than one metre above the highest part of the roof, and cannot be installed on a principal or side elevation that fronts a highway in a conservation area without planning permission.



Outbuildings, enclosures, swimming pools and oil/gas containers

Planning permission is required if it involves any of the following:

- Creating a building, enclosure, pool or container which is built forward of the principal elevation.
- An outbuilding which has an eaves height above 2.5 metres and a maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- An outbuilding which has an overall height above 2.5 metres within two metres of a boundary.
- An outbuilding which is constructed with a veranda, balcony, or raised platform.
- The total area of ground cover excluding the original dwelling being greater than 50% of the total curtilage.

- An outbuilding, enclosure, container or pool is to be sited at the side of the property within a conservation area.
- An outbuilding, enclosure, container or pool is within the garden area of a listed building.
- Any domestic heating fuel container which exceeds 3500 litres in size.



Painting and cladding

Painting the exterior of a house does not normally require planning permission.

Cladding the exterior of a house needs planning permission if the house is in a conservation area. For other cases, please check with the Development Enquiry Centre.



Windows

New window openings and new windows in existing openings do not normally need planning permission.

However, any upper floor window in a wall or roof slope forming a side elevation shall be:

- Obscure glazed
- Non Opening – unless the opening section is more than 1.7m above floor height.

If the house is a listed building, listed building consent is needed for a new window opening and usually for a new window.



Satellite television dish antennas

Some antennas can be installed on houses without planning permission but please check with the Development Enquiry Centre for details.



Fences and gates

A fence or gate needs planning permission if they involve any of the following:

- It is adjacent to a highway used by vehicles and is more than one metre high.
- In any case it is more than two metres high.
- It is within the curtilage of a listed building then listed building consent may be required.



Accesses

The formation of a new access to the highway requires planning permission if it is to a trunk road or a classified road.



Hard surfaces, patios, decking, etc

Any surface installed, or replaced in whole or part, in the front garden of more than five metres square needs to be either porous or to run-off to a porous or permeable surface (such as a flower bed). Any decking is to be no more than 30 centimetres above ground level otherwise planning permission is required. Decking or other raised platforms should not cover more than 50% of the garden area together with any other extensions or outbuildings.



Demolition

The demolition of any part of a house, or of outbuildings, does not require planning permission. However, if the house is a listed building, listed building consent will be required. If you wish to demolish the whole house, please contact the Development Enquiry Centre. Conservation Area consent may be required if total or substantial demolition involved or over 115 cubic metres.

Planning permission might also be required in a wide variety of other circumstances.

Useful contacts

Our staff are available to personally advise you in our Development Enquiry Centre
The Leonardo Building
2 Rossington Street
Leeds LS2 8HD.

You can email us at: *dec@leeds.gov.uk*
Our phone number is: 0113 222 4409
Our fax number is: 0113 247 4117

We are open

Monday to Friday 08:30 - 17:00
(except Wednesdays 10:00 - 17:00)

Other helpful leaflets

This is one of a series of leaflets available FREE in the Development Enquiry Centre or that can be downloaded from our web site www.leeds.gov.uk/planning.

What should I consider before applying for planning permission?

- General principles for householder proposals

Do I need planning permission?

- What changes to houses require planning permission

What are plans panels?

- What happens when you attend a plans panel

What can I do if my planning application is refused?

- What courses of action are open to you

What can I do if planning rules are broken?

- What to do if you think planning controls are being breached.