

DO I NEED PLANNING PERMISSION TO EXTEND MY HOUSE?

This leaflet gives advice on the consents that may be required to extend your house, or add a porch to the property. It deals with both planning permission and Building Regulations.

The planning system exists to regulate change in a way which respects the character of a local environment. The Government controls the planning system to allow minor developments to proceed without the need for planning permission.

The present position is that major works need planning permission but many minor works do not. The Government thinks this is the right balance. Councils can use planning controls to protect the character and amenity of their area, while individuals have a reasonable degree of freedom to alter their property.



Building Regulations exist to ensure that all new development is carried out to approved construction and safety standards. All new development requires Building Regulations Approval.

WHAT INFORMATION WILL I NEED TO DETERMINE IF MY EXTENSION NEEDS PLANNING PERMISSION?

- The volume (cubic capacity) of the original house (as it was first built or stood on 1 July 1948).
- The cubic capacity of the proposed extension.
- The height of the proposed extension.
- The distance of the proposed extension from neighbouring properties.
- The size of the area of land around the original house.
- The distance of the original house from any highway.
- Is the property in a Conservation Area or the Area of Outstanding Natural Beauty (AONB)?

SO WHAT TYPE OF EXTENSIONS NEED PLANNING PERMISSION?

You need to apply for planning permission if the following apply:

SITING LIMITS

- Your extension would be nearer to any highway than the nearest part of the original house (unless there would be 20 metres between the house (as extended) and the highway).

- More than half the area of land around the original house would be covered by additions or other buildings.



HEIGHT LIMITS

- The extension is higher than the highest part of the roof of the original house; or
- Any part of the extension is more than 4 metres high and is within 2 metres of a boundary to your property.

VOLUME LIMITS

- For a terrace house (including an end of terrace house), or any house in a conservation area or the AONB the volume of the original house would be increased by more than 10% or 50m³ (whichever is the greater).
- For any other kind of house outside those areas the volume of the original house would be increased by more than 15% or 70m³ (whichever is the greater).
- In any case the volume of the original house would be increased by more than 115m³.

OTHER RESTRICTIONS

- If an extension to your house comes within 5 metres of another building belonging to your house, the volume of that building (such as a garage or shed) counts against the allowance for additions or extensions.
- Any building which has been added to our property and which is more than 10 cubic metres in volume and which is within 5 metres of your house is treated as an extension of the house.
- If you live in a conservation area or the Area of Outstanding Natural Beauty all additional buildings which are more than 10 m³ in volume, wherever they are in relation to the house, are treated as extensions of the house.

If any of these other restrictions apply the volume of the building concerned will be deducted from your volume limit for extensions to your house.

DO I NEED PLANNING PERMISSION TO ADD A PORCH TO THE FRONT OF MY HOUSE?

You will need to apply for planning permission if the porch:

- Would have a ground area of more than 3m²; or
- Would be higher than 3 metres above ground level; or
- Would be less than 2 metres away from the boundary of the house fronting a highway.



Further advice can be obtained from The Customer Services Team at:

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DEVELOPMENT CONTROL

ADVISORY NOTE: DC1

EXTENDING YOUR HOUSE



PLANNING SERVICES