

In many cases the roof space in a house is significantly under used and can often be capable of use or conversion to additional living accommodation.

A wide variety of works can be carried out without planning permission, and are detailed in this leaflet. Most physical alterations to buildings need separate approval under the Building Regulations. Building Control Advisory Notes cover the Building Regulations in general (Note 14), and loft conversions in particular (Note 13).

GENERAL GUIDANCE

You do not normally need to apply for planning permission to re-roof your house or to insert skylights.

LIMITS FOR ROOF EXTENSIONS, LOFT CONVERSIONS AND DORMER WINDOWS

There are some special rules which govern extensions to the roof. You will need to apply for planning permission if you live in a Conservation Area (see Conservation Advisory Note 8) or the Area of Outstanding Natural Beauty and you want to build an extension to the roof of your house or any kind of addition which would materially alter the shape of the roof.

Elsewhere on the Island you will need to apply for Planning Permission if any of the following applies:

- The works would make some part of the house higher than the highest part of the existing roof.
- The dormer or other addition you want to build would extend beyond a plane of any existing roof slope facing a highway.
- A roof extension would add more than 40 cubic metres to the volume of a terraced house or more than 50 cubic metres to any other kind of house.



Dormer window

RELATIONSHIPS TO EXTENSIONS TO HOUSES

Development Control Advisory Note DC1 explains your ability to extend houses other than by roof alterations (eg traditionally built extensions and conservatories etc).

Any additional volume created by any extension (including roof extensions) – will count against the total volume limit for your house.

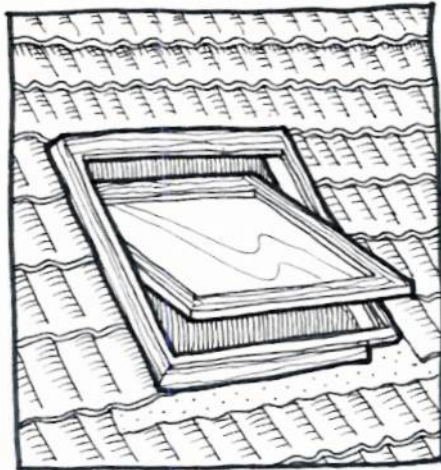
So you will need to apply for planning permission before building a roof extension if:

- For a terraced house the volume of the original house would be increased by more than 10% or 50 cubic metres (whichever is the greater).
- For any other kind of house, the volume of the original house would be increased by more than 15% or 70 cubic metres (whichever is the greater).
- The volume of the original house would be increased by more than 115 cubic metres.

GOOD DESIGN

This advisory note has set out what does and does not require planning permission. Irrespective of whether or not planning permission is required the Council expects that dormer windows and loft conversions should

proceed in a manner which respects the character and design of the host property. Supplementary Planning Guidance note "Extending Your House" sets out detail on appropriate ways to carry out this kind of work. As well as helping you to achieve planning permission (where this is required) a sensitive design can enhance the appearance of your house and enhance its market value.



Velux window

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

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DEVELOPMENT CONTROL

ADVISORY NOTE DC3

DO I NEED PLANNING PERMISSION TO
CONSTRUCT A ROOF
EXTENSION,
CONVERT MY LOFT
or
INSTALL DORMER WINDOWS?



PLANNING SERVICES