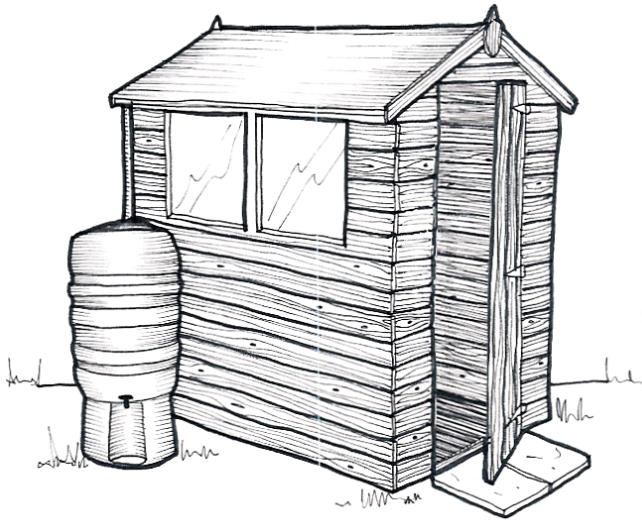


Many kinds of buildings and structures are frequently associated with houses – sheds, garages and greenhouses are the most common. Many of these buildings and structures can be built in your garden or on the land around your house without the need to apply for planning permission.

### WHAT WILL I NEED PLANNING PERMISSION FOR?

You will need planning permission if any of the following cases apply:

- You want to put up a building or structure which would be nearer to any highway than the nearest part of the original house (unless there would be at least 20 metres between the new building and any highway).

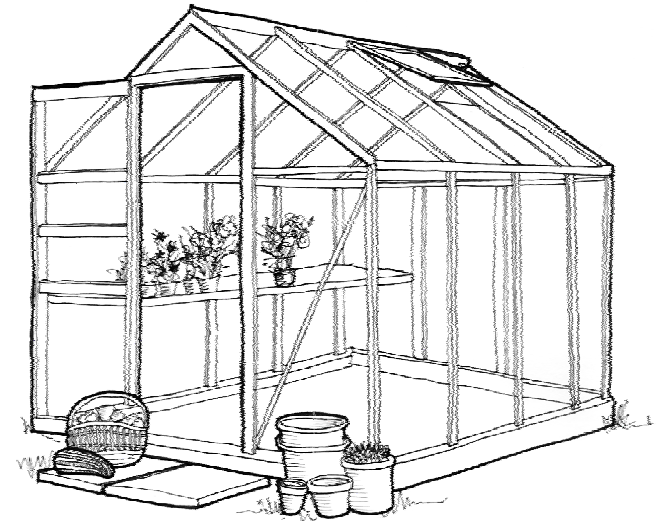


- More than half the area around the original house would be covered by additions or other buildings.
- Your house is a listed building and you want to put up a building or structure with a volume of more than 10 cubic metres.
- You live in a Conservation Area (see Conservation Advisory Note 8) or the Area of Outstanding Natural Beauty and you want to put up a building or structure with a volume of more than 10 cubic metres.
- You want to put up a building or structure which is more than 3 metres high, or more than 4 metres high if it has a pitched roof.
- The building or structure is not to be used for purposes ancillary to domestic use and is to be used for commercial purposes.

### OTHER THINGS TO NOTE

In all cases if your new building would have a volume of over 10 cubic metres and it comes within 5 metres of the house it could be treated as an extension (and its volume deducted) when calculating your entitlement to extend your house.

Similarly, if your new extension would bring some existing garden building within 5 metres of the (extended) house, that existing building's volume could be deducted from the overall volume entitlement of the house.



### FUEL STORAGE TANKS

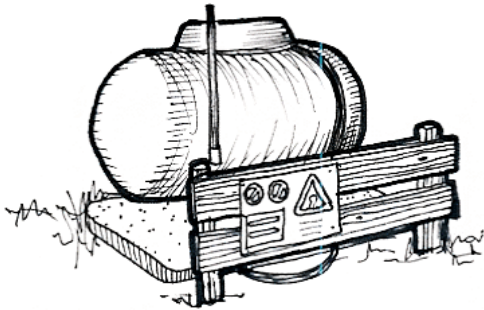
Special rules apply here.

You will need to apply for planning permission in any of the following circumstances:

- You want to install a storage tank for domestic heating oil with a capacity of more than 3,500 litres or a height of more than 3 metres above ground level.
- You want to install a storage tank for domestic heating oil which would be nearer to any highway than the nearest part of the original house, or situated less than 20 metres from any highway (whichever is the shorter distance). 'Highway' here includes

public roads, bridleways, footpaths, or any other public right of way.

- You want to install a tank to store LPG or any liquid fuel other than oil.



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

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## DEVELOPMENT CONTROL

ADVISORY NOTE DC4

DO I NEED PLANNING PERMISSION FOR

# BUILDINGS & OTHER STRUCTURES *on* LAND AROUND MY HOUSE



PLANNING SERVICES