

Changes to permitted development rights for household extensions

On the 30th May 2013 [The Town and Country Planning \(General Permitted Development\) \(Amendment\) \(England\) Order 2013](#) comes into force.

For a period of three years, between 30 May 2013 and 30 May 2016, householders will be able to build larger single-storey rear extensions under permitted development. The size limits will double from 4 metres to 8 metres for detached houses, and from 3 metres to 6 metres for all other houses. These new larger extensions (i.e. if they extend between 4 and 8 metres, or between 3 and 6 metres) **must** go through the following process.

It is not possible to undertake this process retrospectively and a full application for planning permission will then be necessary.

NOTIFICATION OF PROPOSED WORKS TO A DWELLING

If you want to construct a single-storey rear extension that:

- extends between 3m and 6m from the rear wall of the original house and you live in a terraced/semi-detached house or
- between 4m and 8m from the rear wall of the original house if you live in a detached house or
- exceeds 4m in height and

this will now be subject to a **prior approval procedure**.

If your extension falls within the above criteria before you can begin your extension you must notify your local planning authority or complete the **online form** that you are intending to build this extension. You must give the following details so that we can deal with the request;

- (i) the dimensions of the extension – length from the original rear wall; the maximum height; and the height of the eaves;**
- (ii) a plan showing the site and the proposed extension**
- (iii) addresses of adjoining premises**
- (iv) the developer's/applicant's contact address, and**
- (v) the developer's/applicant's email address**

Plans and documents:

To assist with this procedure, it would be useful if the plan(s) include the following, this may avoid you needing to submit further information at a later date:

Site location plan – preferably to a scale of 1:1250 or 1:2500 with North clearly marked and showing the full site, all site boundaries, its relationship to adjoining

properties and where possible at least two roads. Please outline the application site including the garden in red.

Block plan – please show the proposed extension in relation to the boundaries of the site and any other buildings within or surrounding the site.

Elevations – please provide a plan which shows all elevations affected by the proposed extension.

We will then notify adjoining properties that you want to extend your property, they will be given 21 days to respond. If no objections are received at the end of the 21-day period, prior approval will not be required and you can then start your extension. If an objection is received, then the Council will consider what impact the extension would have on adjoining properties. If it is concluded that the extension would have an unacceptable impact on the adjoining properties then Prior Approval will be refused. If the impact is considered to be acceptable then Prior Approval will be granted.

Your extension cannot be started until we have notified you that the Prior Approval has been approved which must be within 42 days from the submission date.

You have a right of appeal to the Planning Inspectorate if prior approval is refused.

If this matter is approved there are various conditions which will apply to the development. These are:

- The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;
- Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse;
- You must notify the local planning authority in writing when you have completed the extension
- The development **must be completed on or before 30 May 2016**.

The remaining restrictions on permitted development continue to apply:

- No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- 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.
- Single-storey rear extension must not extend beyond the rear wall of the original house* by more than three metres if an attached house or by four metres if a detached house.

- Maximum height of a single-storey rear extension of four metres.
- Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres.
- Maximum eaves height of an extension within two metres of the boundary of three metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
- Two-storey extensions no closer than seven metres to rear boundary.
- 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.
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- In Conservation Areas there is no permitted development for rear extensions of more than one storey.
- In Conservation Areas no cladding of the exterior.
- In Conservation Areas no side extensions.
- ** The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.*
- In addition, there may be condition on the planning permission under which your house was erected which removes these rights, or the site may be subject to an "Article 4 Direction" which similarly removes these rights.

If approved the extension must be built in accordance with the details approved by the local authority (or, if no objections were raised or the local authority has not notified the developer of its decision, the details submitted), unless the local authority agrees any changes in writing.