

## Permitted Development

Under new regulations that came into effect on 1 October 2008 an extension or addition to your home is considered to be Permitted Development, not requiring an application for planning permission, subject to the following limitations and conditions:

- No more than 50% of 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.
- Maximum depth of a single-storey rear extension of 3m for an attached house and 4m for a detached house.
- Maximum height of a single-storey rear extension of 4m.
- Maximum depth of a rear extension of more than one storey of 3m including ground floor.
- Maximum height of 2.5m within 2m of boundary.
- Maximum eaves and ridge height of extension to be no higher than the existing house.
- Side extensions to be single storey with maximum height of 4m and width no more than half that of the original house.
- Two-storey extensions to be no closer than 7m 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 obscurely glazed with the cill level of any opening to be a minimum of 1.7m above the finished floor level.
- On designated land\* no permitted development for rear extensions of more than one storey.
- On designated\* land no cladding of the exterior.
- On designated\* land no side extensions.

Whilst it may be possible to construct an extension under Permitted Development in order to clarify this position it is normally required to submit an application for a Certificate of Lawful Development for which detailed drawings will be required.

The term "original house" means the house as it was first built or as it stood on 1<sup>st</sup> July 1948 (Note that some Local Authorities work on 31<sup>st</sup> Dec 1968) if it was built before this date. Although you may not have built an extension to the house, a previous owner may have done so.

\* Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

Please be aware that this may vary with individual Local Authorities and does not apply to conservation areas, listed buildings or any Article 4 direction areas.