

HOUSEHOLDER SELF ASSESSMENT FORM 5: DORMER WINDOWS & ROOF EXTENSIONS

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DORMER WINDOWS AND ROOF EXTENSIONS

Certain limited forms of development can be undertaken without the need to make a planning application to the local planning authority, these are known as Permitted Development Rights and are granted under the terms of the Town and Country Planning (General Permitted Development) Order. Please note that flats and mobile homes do not benefit from Permitted Development Rights.

Important: Please contact the Planning Department if the property is within the curtilage of a Listed Building, Conservation Area or if you suspect that it is possible the property has had its Permitted Development Rights removed as further restrictions to those listed in this form are likely.

Please answer the following questions to determine if planning permission is required for your proposed dormer window or roof extension.

If you answer "NO" to all of the following questions then planning permission is not required.

Does the proposal:-

1.	add more than 40 cubic metres to the volume of the original roof space* for a terraced house or 50 cubic metres for a semi-detached or detached house?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2.	have any part of the structure higher than the highest part of the existing roof?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3.	extend beyond the plane of any existing roof slope that fronts onto a highway and forms the principal elevation of the original dwellinghouse?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.	include a balcony, veranda or raised platform?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5.	include or consist of the installation, alteration or replacement of a chimney, flue or soil and vent pipe? (if so see Self Assessment Form 6: Other Alterations to the Roof)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
6.	come within 20cm of the eaves** of the original roof*? i.e. the bottom and side of the roof (with exception to development changing a hipped roof on a dwelling to a gable-ended roof)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
7.	have any side facing window on a wall or roof slope that is not obscurely glazed?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
8.	have any side facing window on a wall or roof slope that opens less than 1.7m above the floor level to that room?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.	encroach in any way onto land outside of your boundary (ownership) including guttering?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
10.	have an appearance that is dissimilar to the existing dwellinghouse in terms of materials used in any exterior work? (e.g. development on a tiled roof would need to be faced in exterior materials that matched the existing roof; a UPVC dormer window <u>would</u> require planning permission in this case)	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Continued Overleaf

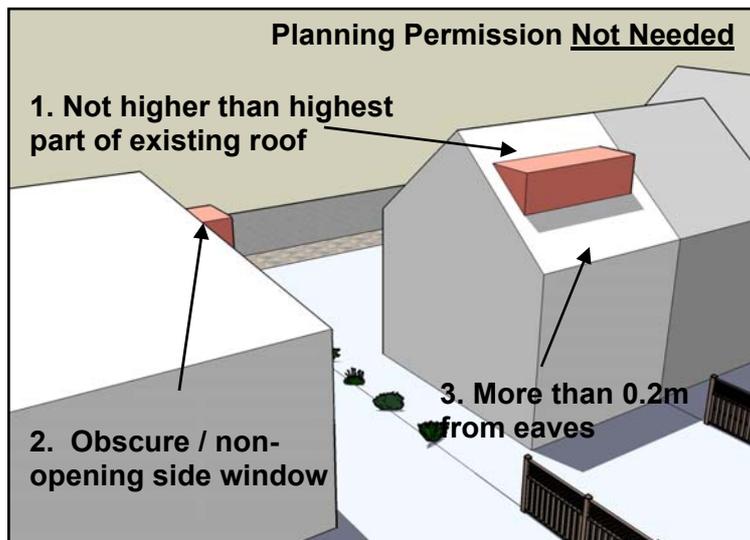
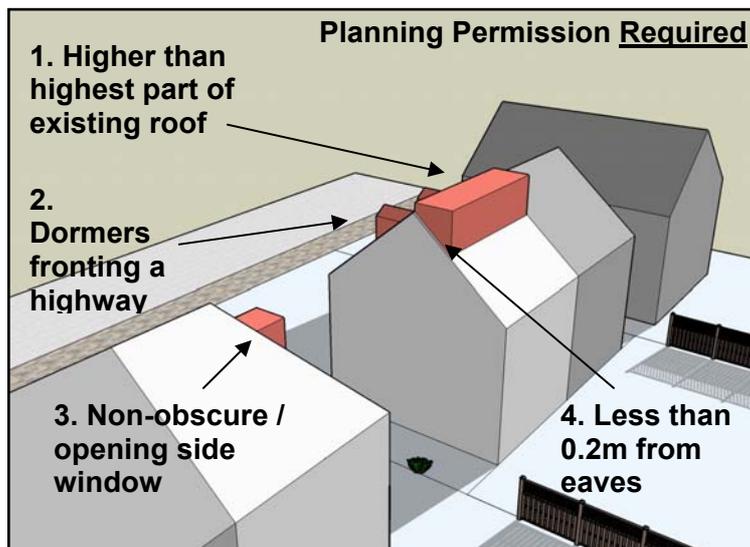
* The term “original roof space” means the roof as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

** The term “eaves” means the underside of the roof at the point where it meets the external wall of the building

Definitions:

‘Principal elevation’ - Usually be on the front elevation fronting onto a highway and will contain the main entrance door to the property

‘Similar appearance’ - As in use of similar materials that are already found on the roof of the house (i.e. roof tiles)



Note: For Building Regulations approval a fire escape window / opening window **is required** for each room within the roofspace when **on a bungalow**

For more information please visit the Planning Portal website: <http://www.planningportal.gov.uk/>

If you would like confirmation in writing whether or not planning permission is required, an application for a Lawful Development Certificate is required to be submitted with the relevant fee and documentation. The application forms and guidance notes for this can be downloaded from our website: <http://www.southribble.gov.uk/section.asp?catid=300475>