

HOUSEHOLDER SELF ASSESSMENT FORM 2: SINGLE STOREY REAR EXTENSIONS

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SINGLE STOREY REAR EXTENSIONS (INC. REAR CONSERVATORIES)

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 single storey rear extension.

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

Does the proposal:-

1.	extend beyond the rear wall*** of the original dwellinghouse* by more than 3 metres for a semi-detached or terraced house or 4 metres for a detached house?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2.	extend beyond a side wall	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3.	exceed 4 metres in height?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4.	have a roof eaves height** greater than 3 metres and be within 2 metres of any boundary?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5.	include a balcony, veranda or raised platform that would be more 300mm above the existing ground level?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
6.	extend beyond a wall which forms the principal elevation of the original dwellinghouse; or fronts a highway and forms a side elevation of the original dwellinghouse	Yes <input type="checkbox"/>	No <input type="checkbox"/>
7.	result in over 50% of the total area of the curtilage (garden) being covered by extensions and additions to the original dwellinghouse*?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
8.	encroach in any way onto land outside of your curtilage (garden) including guttering and foundations?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9.	have an appearance that is dissimilar to the existing dwellinghouse in terms of materials used in any exterior work? (not applicable to conservatories)	Yes <input type="checkbox"/>	No <input type="checkbox"/>

* The term “original dwellinghouse” 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.

**** Eaves height is measured from ground level at the base of the outside wall to the point where that wall would meet the upper surface of the roof slope – the overhang should be ignored for the purposes of measurement.**

*****Where the original rear wall of a house is stepped, then each of these walls will form 'the rear wall of the original dwelling house'. In such cases, the limits on extensions apply to any of the rear walls being extended beyond.**

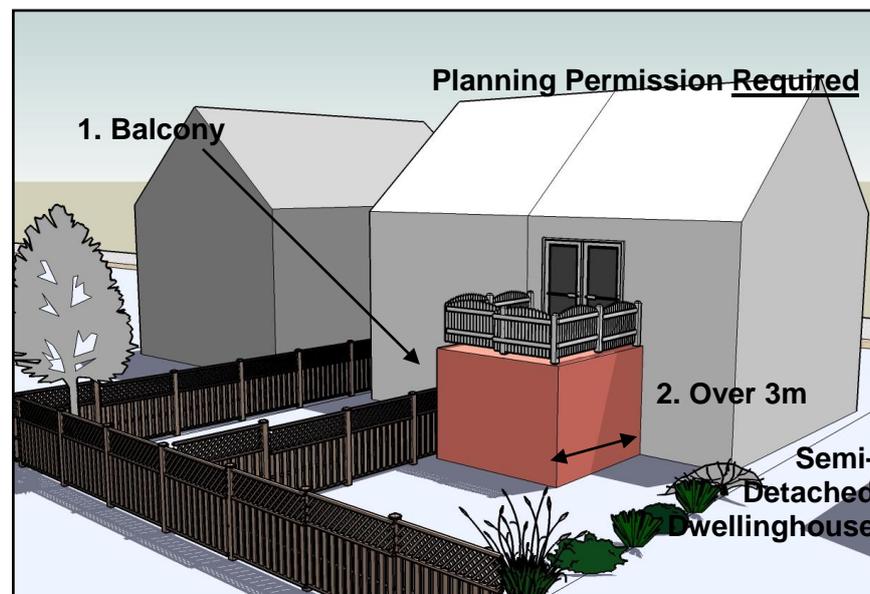
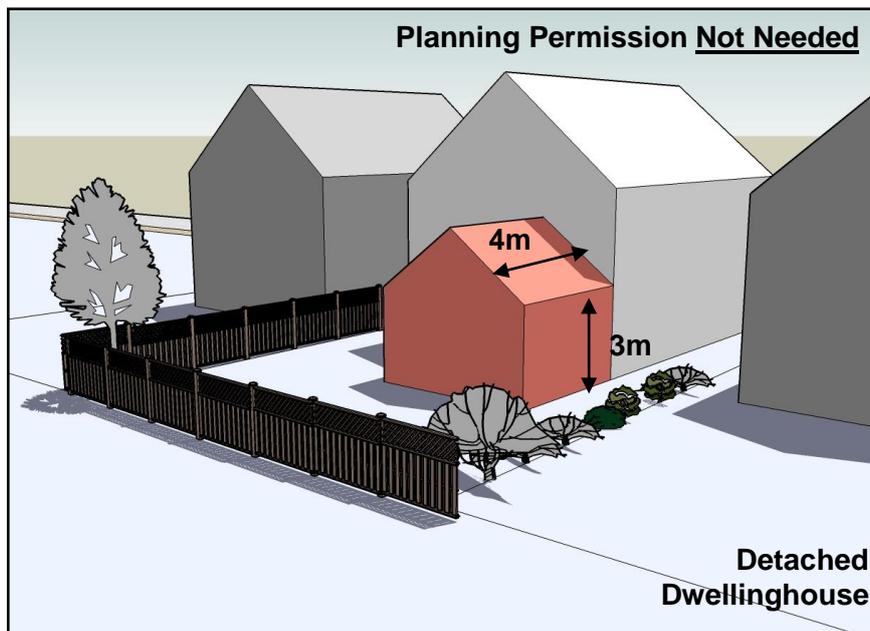
Definitions:

'Principal elevation' - Usually that part of the house which fronts (directly or at an angle) the main highway serving the house (the highway which sets the postcode for the house) and will usually contain the main architectural features such as main bay windows or a porch serving the main entrance of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation (for example, on a corner plot), a view will need to be taken as to which of these forms the principal elevation. Note, however, that in such cases the second elevation will also be subject to the restrictions under Class A if it is a side elevation and fronts a highway.

The **principal elevation** could include more than one wall facing in the same direction – for example, where there are large bay windows on the front elevation, or where there is an 'L' shaped frontage. In such cases, all such walls will form the principal elevation and the line for determining what constitutes 'extends beyond a wall' will follow these walls.

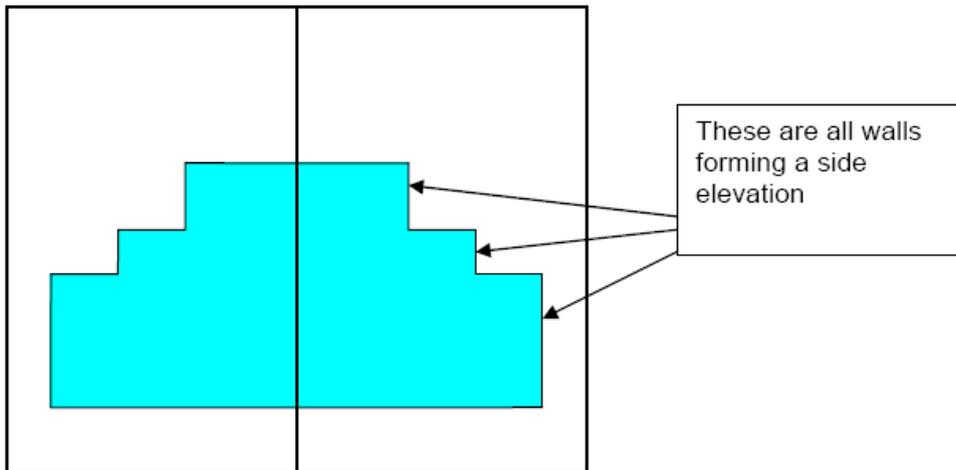
'Similar appearance' - A material that matches the existing in colour, form and texture



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.

TECHNICAL GUIDANCE



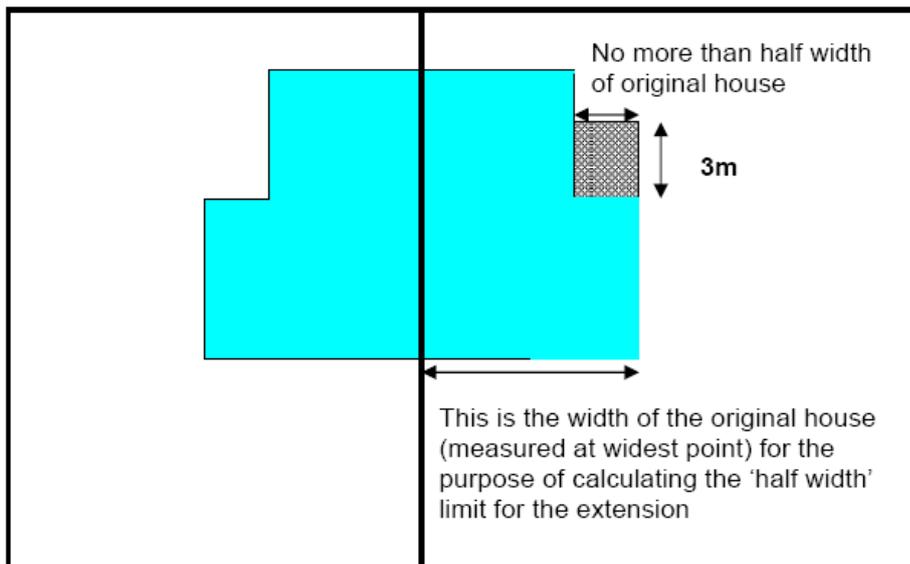
Any extension can only be a single storey, is limited to four metres in height and can only be half the width of the original house. The width of the original house should be calculated at its widest point.

Rear and side extensions

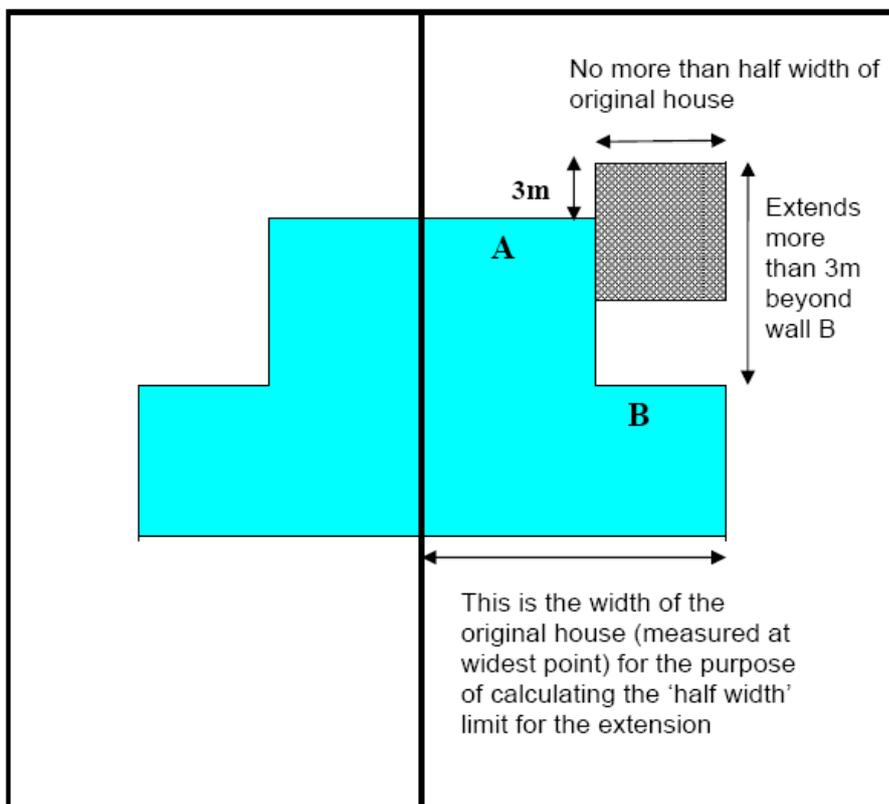
Where an extension fills the area between a side elevation and a rear wall, then the restrictions on extensions beyond rear walls and side walls will apply. The extension must:

- (i) extend no more than three metres beyond the rear wall (or no more than four metres in the case of a detached house)
- (ii) be a single storey and must not exceed four metres in height
- (iii) have a total width that does not exceed more half the width of the house.

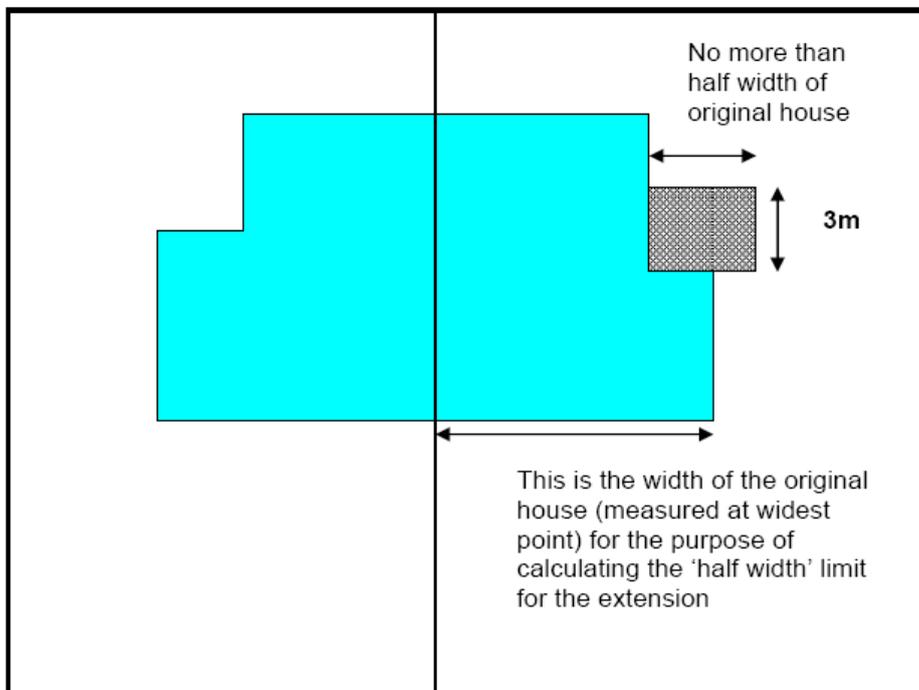
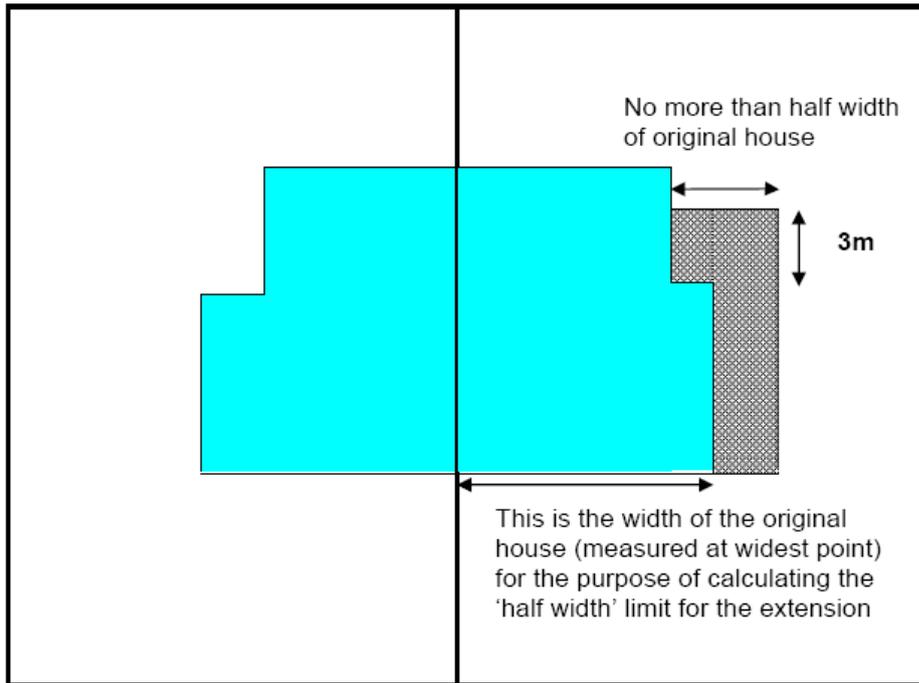
For example:



In the following example, although the extension is less than half the width of the original house and extends beyond the rear wall at 'A' by only three metres, it extends beyond the rear wall 'B' by more than three metres. It would therefore **not** be permitted development and will require an application for planning permission.



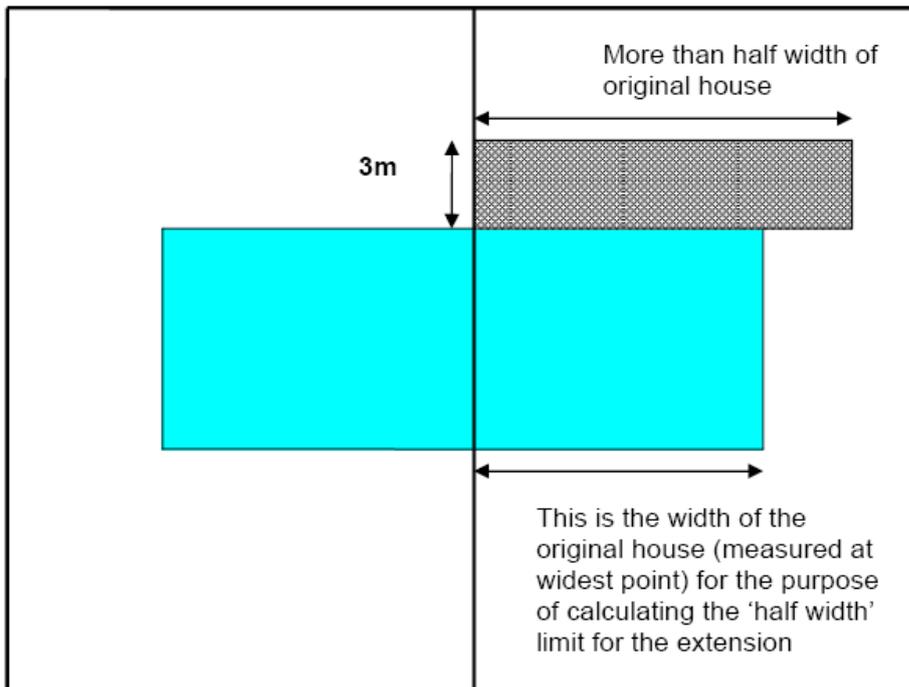
In other cases, an extension may comprise both elements of a rear and side extension. Examples could include:

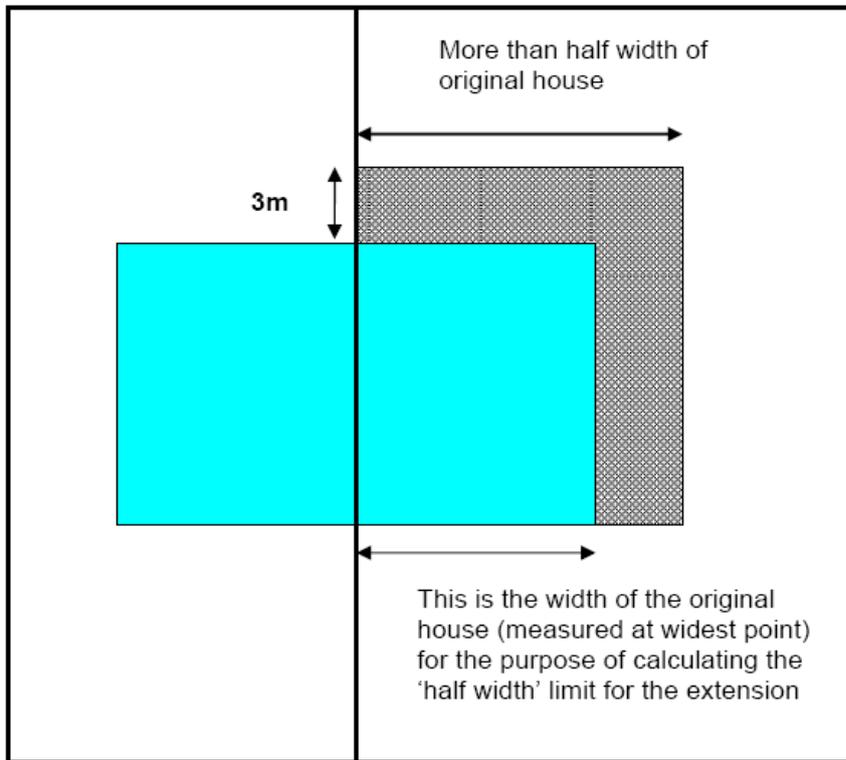


In the two examples above, the extensions would need to meet the relevant criteria for side and rear extensions i.e.:

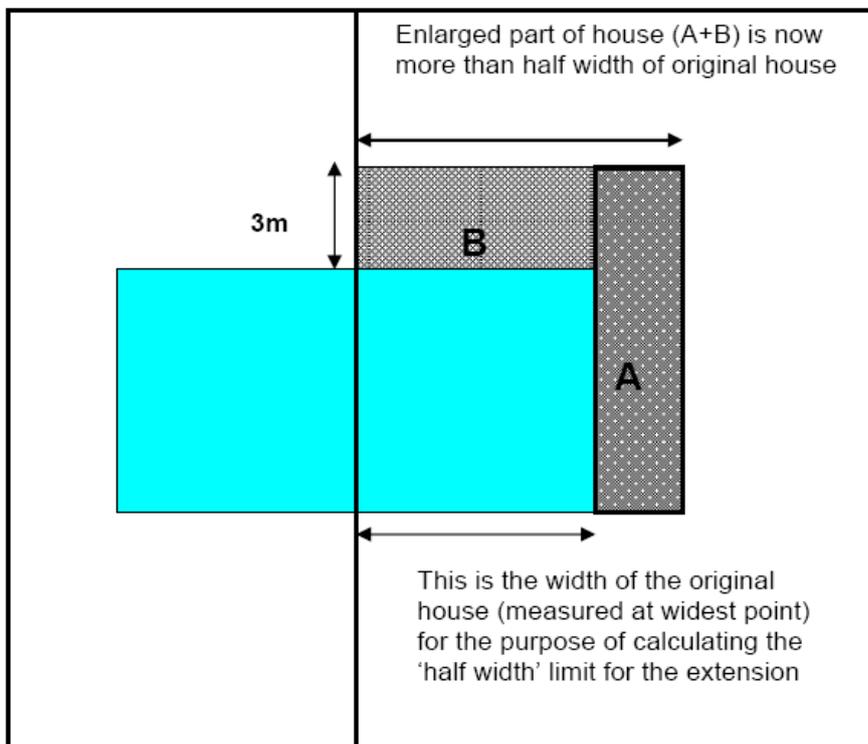
- (i) the extension must extend no more than three metres beyond the rear wall
- (ii) it can only be a single storey and cannot exceed four metres in height
- (iii) the width of that part of the extension cannot exceed more half the width of the house (measured at its widest point).

The following examples, however, would **not** be permitted development. In each case, the extension extends beyond a side wall and is more than half the width of the original house. An application for planning permission would therefore be required.





In some situations, it may be that permitted development is undertaken in separate stages, for example, a side extension may be built first, and then a rear extension added at a later date. For example:



In the example above, if the side extension (A) was built first, it would meet the requirement for being no more than half of the width of the original house. However, the later addition of the rear extension (B) would mean that the total width would be more than half the width of the house. The rear extension would therefore require an application for planning permission.

The next example would be permitted development. The original side extension (A) extends beyond a side wall by no more than half the width of the original house and would be permitted development (subject to meeting the other rules that are relevant under Class A). If the rear extension (B) is added at a later date, it has no effect on the width of the side extension (it does not join it). The enlarged part of the house therefore continues to be less than half the width of the house and therefore permitted development.

