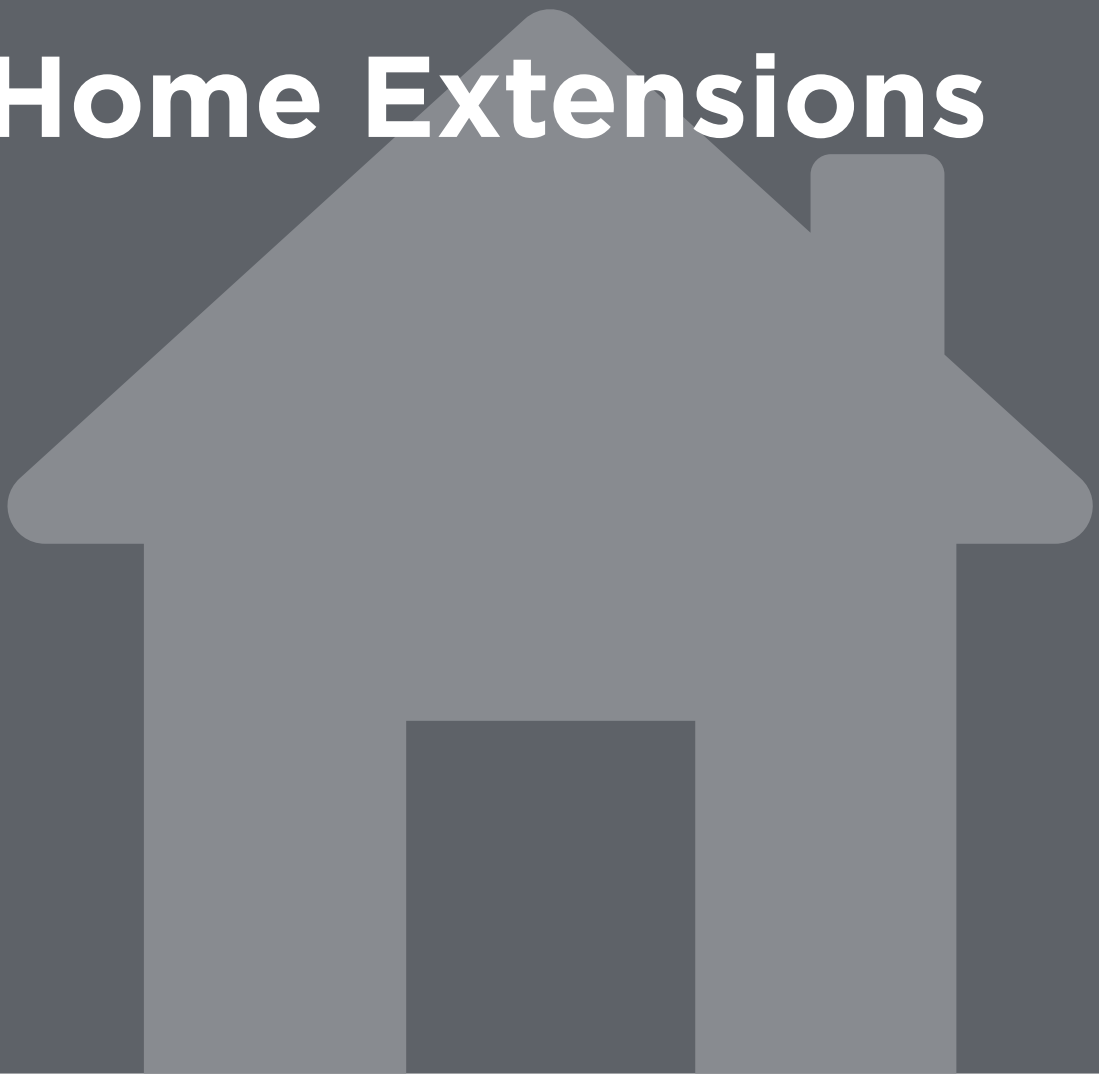
PLANNING SUMMARY

Conservatories
Large Home Extensions



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PLANNING SUMMARY
Conservatories

Adding a conservatory to a house is considered to be permitted development, not requiring an application for planning permission, provided these limits and conditions are met.

1. On designated land cladding of any part of the exterior of a dwelling (and extensions/conservatories) with stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted development.

   On designated land and Sites of Special Scientific Interest the regime for larger single-storey rear extensions (see point 8) now been made permanent by government.

2. On designated land conservatories extending beyond any side wall of the original house are NOT permitted development.

3. Conservatories (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house.
   *Sheds and other outbuildings must be included when calculating the above 50% limit.

4. Conservatories forward of the principal elevation or side elevation of the original House and fronting a highway are NOT permitted development.

5. Side conservatory must not have a width greater than half the width of the original house.

6. Side conservatories to be single storey with a maximum height of four metres.

7. If conservatory (at side or rear) is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.

8. Single-storey rear conservatory must not extend beyond the rear wall of the original house by more than 3 m if an attached house or by 4 m if a detached house.

   In addition, outside designated land and Sites of Special Scientific Interest the limit is increased to 6m if an attached house and 8m if a detached house has now been made permanent by government.

   These increased limits (between 3m and 6m and between 4m and 8m respectively) are subject to the Neighbour Consultation Scheme.

9. Single-storey rear conservatory must not exceed a height of four metres.

10. Maximum eaves height should be no higher than the eaves of the existing house. The highest part of the conservatory should be no higher than the roof ridge line of the existing house.

Definitons of terms used in this guide

Original House
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.

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

IMPORTANT NOTE
The permitted development allowances described here apply to houses, not flats, maisonettes or other buildings. You should check with your Local Planning Authority whether permitted development rights apply – they may have been removed by what are known as Article 4 directions.

DISCLAIMER
Users should note that this is an introductory guide and is not a definitive source of Legal information.

LARGE HOME EXTENSIONS Neighbour Consultation Scheme

These new larger extensions (ie if they extend between 4 and 8 metres, or between 3 and 6 metres). Must go through the following process.

1. A homeowner wishing to build a larger single-storey rear extension must notify the local planning authority and provide:

a. A written description of the proposal which includes the length that the extension extends beyond the rear wall of the original house, the height at the eaves and the height at the highest point of the extension.
b. A plan of the site, showing the proposed development
c. The addresses of any adjoining properties including at the rear
d. A contact address for the developer and an email address if the developer is happy to receive correspondence by email.

There is no fee in connection with this process.

2. The local authority may ask for further information if it needs to make a decision about the impact of the development on the amenity of adjoining properties.

3. The local authority will serve notice on adjoining owners or occupiers, i.e. those who share a boundary, including the rear. This will give the address of the proposed development and describe it, including the information in 1(a) above. It will also set out:

a. When the application was received, and when the 42 day determination period ends.
b. How long neighbours have to make objections (which must be a minimum of 21 days). And the date by which these must be received.

A copy of this notice must also be sent to the developer.

4. If any adjoining neighbour raises an objection within the 21 day period, the local authority will take this into account and make a decision about whether the impact on the amenity of all adjoining properties is acceptable. No other issues will be considered.

5. The development can go ahead if the local authority notifies the developer in writing either:

a. That, as no objections were received from adjoining neighbours, it has not been necessary to consider the impact on amenity, or
b. That following consideration, it has decided that the effect on the amenity of adjoining properties is acceptable.

6. If the local authority does not notify the developer of its decision within the 42 day determination period, the development may go ahead.

7. If approval is refused, the developer may appeal.

8. 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 submitted), unless the local authority agrees any changes in writing.

The Government clarified in the consultation that existing limitations and conditions designed to protect the amenity of the neighbouring properties would remain:

To ensure that the amenity of neighbouring properties is protected, other limitations and conditions would remain the same. For example, development will not be able to cover more than 50% of the curtilage of the house, single storey extensions must not exceed 4m in height, and any extensions which have an eaves height of greater than 3m must not be within 2m of the boundary. In addition, existing protections under other regimes (building regulations, the Party Wall Act or the right to light for example) will continue to apply. There is no weakening of the National Planning Policy Framework policies which aim to prevent garden-grabbing.

It is also proposed that the changes should not apply to the certain protected types of land:

- National Parks
- Areas of Outstanding Natural Beauty
- Conservation Areas
- World Heritage Sites

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