

A GUIDE TO THE MOST COMMON PLANNING QUESTIONS



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Whether it is adding a master bedroom suite via loft conversion or creating a kitchen / diner hub for relaxing with family and friends investing in making the best use of space in your home part will deliver enjoyment and happiness for many years to come.

The rules governing what you are allowed to do can seem complicated and the process for applying for permission to make alterations daunting. This document seeks to answer the most frequent queries around the most common types of work undertaken.

It briefly explains different routes you can take for extensions and other alterations to a residential property in the UK. It provides an overview of what work requires permission and what doesn't along with a guide to the size and type of alteration possible depending on property type.

Disclaimer –

The content of this document is for guidance purposes only and you should always seek professional advice before starting any major alterations or additions to your property.



LOFT CONVERSIONS

Loft conversions normally fall under permitted development unless the property is in conservation area, or is a flat.

Rules for terrace / attached properties.

Lofts for terraced properties are permitted if the dormer is less than 40 cubic metres.

Rules for Semi-detached properties

Lofts for semi-detached are permitted if the volume of space added is less than 50 cubic metres

Note: In a semi-detached property the area added would be the dormer plus the area of hip to gable that needs to be calculated carefully.

Rules for detached properties.

The detached properties can have loft added that are less than 50cubic metres

Note: All the areas added need to be calculated carefully



As a rule, lofts need to satisfy the following:

Top of the dormer to be below the existing ridge.

The rear wall of the dormer to be set back by 200mm from the rear wall of original house and the calculations of volumes to satisfy the conditions described above.

REAR EXTENSIONS

Single storey -

Single storey rear extensions can be done using three planning routes:

1. Permitted development, this allows 3m for terraced and semi-detached and 4m for detached houses.

The maximum height must not exceed 4m. The maximum height of the eaves can not exceed 3m.

2. Under householder planning permission, as a general rule the properties are allowed to extend 3.65m depending on councils.

3. Prior approval, this is for larger home extensions. For terraced and semi detached one can apply for a 6m extension within the blueprint of the property. For detached it can be 8m from the rear wall of original house.

Key points to consider on Prior Approval.

Neighbours have the say no so it is advised the project is discussed with them as the council will automatically refuse if the neighbours' object.

If the house at the rear elevation has a bay the council may refuse the application for larger home extension

Even though this route is easier it has key points mentioned that need to be satisfied and it doesn't work for every property because of permitted development rules

1st floor rear extension

These extensions will need householder planning permission application.

In most cases 3m is allowed. The proposal has to satisfy 45degree rule so it doesn't block the neighbours light. There are situations that they can be larger than 3m if the 45degree rule works.

Extensions of more than one storey must not extend beyond the rear wall of the original house by more than three metres. Nor can they be within seven metres of any boundary opposite the rear wall of the house.



ALL REAR DOUBLE STOREY EXTENSIONS WILL REQUIRE HOUSEHOLDER PLANNING PERMISSION

SIDE EXTENSIONS

Single storey side extensions:

Cannot exceed four metres in height.

Can only be a single storey.

Can only be up-to half the width of the original house.



Double storey side extension

Roof pitch must match existing house as far as practicable (note that this also applies to any upper storey built on an existing extension).

Any upper-floor window located in a 'side elevation' must be obscure-glazed; and non-opening (unless the openable part is more than 1.7 metres above the floor).

All side extensions of more than one storey will require householder planning permission.

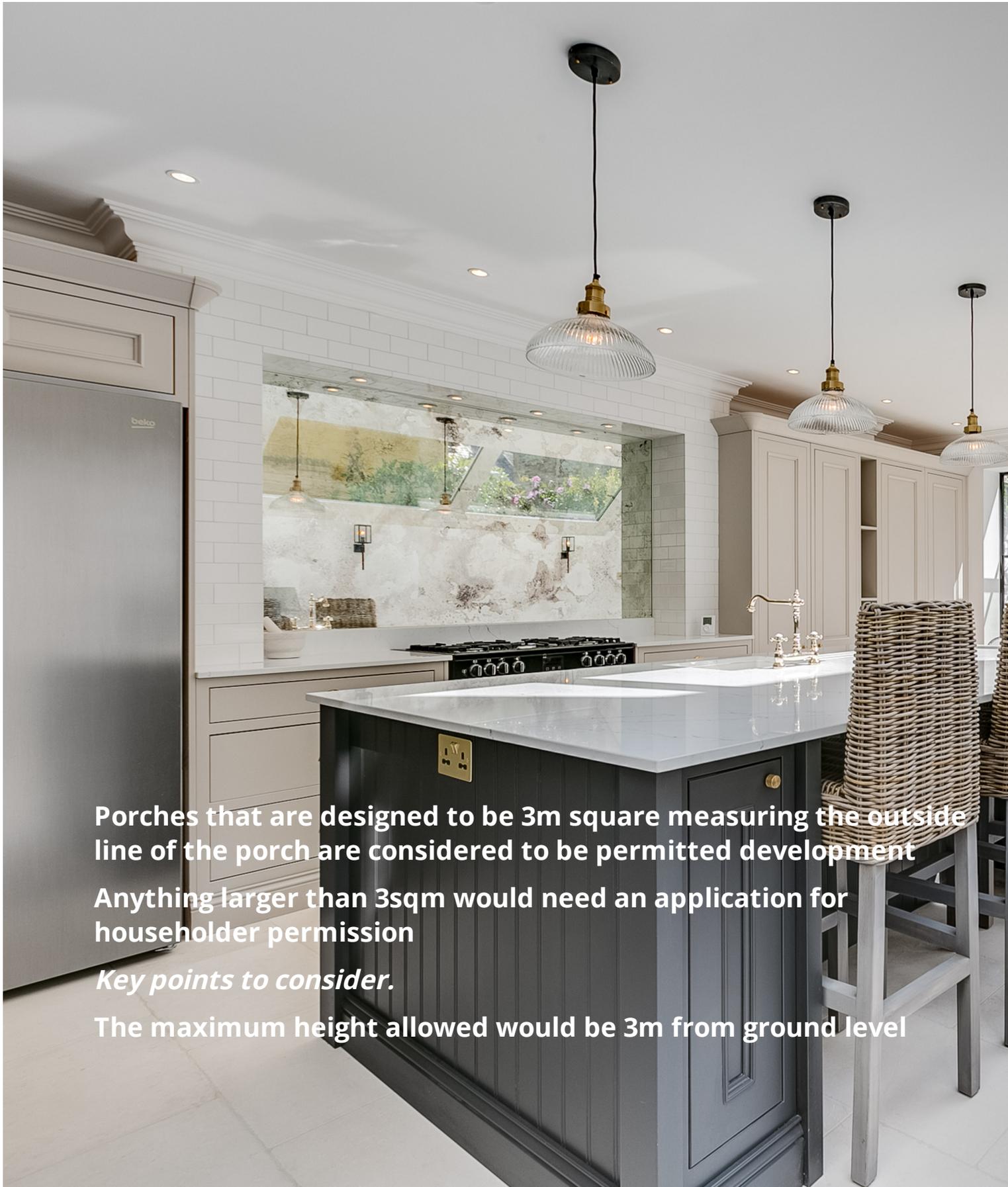
Key points to consider.

Double storey side extensions need to be set back by 1 in front elevation.

Depending on the sitting they would need to be set back of the side 1m as well

Note that some councils require a 2m gap between the properties to allow a double storey extension. This is not to create a terraced effect specially when properties are detached

PORCHES



Porches that are designed to be 3m square measuring the outside line of the porch are considered to be permitted development

Anything larger than 3sqm would need an application for householder permission

Key points to consider.

The maximum height allowed would be 3m from ground level

GLOSSARY

PERMITTED DEVELOPMENT

Permitted development rights are a national grant of planning permission which allow certain building works and changes of use to be carried out without having to make a planning application. (E.G 3m single storey rear extension)

HOUSEHOLDER PLANNING APPLICATION

The Householder Application for Works or Extension to a Dwelling form should be used for proposals to alter or enlarge a single house

PRIOR APPROVAL NEIGHBOR CONSULTATION SCHEME

This is a type of application for single storey rear extension.

6m for terraced , semi detached and 8m for detached properties. Within the blueprint of the existing house. Note the neighbours have the main say for these type of applications.

Dormer

A dormer is a roofed structure, often containing a window, that projects vertically beyond the plane of a pitched roof.

The 45-degree rule

The 45-degree rule is assessed on both plan and elevation. An extension should not exceed a line taken at 45 degrees from the centre of the nearest ground floor window of a habitable room in an adjoining property.

RIDGE

Highest point on a roof, represented by a horizontal line where two roof areas intersect, running the length of the area." Peak of the roof.

ROOF PITCH

Roof pitch is one of the most visible aspects of a roof. It's the measure of the steepness of a roof or its slope.

Thank You

We hope you've have found the guide useful and look foward to speaking to you about achieving the dream space for your property

To arrange a free consultation or for more information please call 07766 833550 or email fatlum@grarchitecture.com

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