

GENERAL PERMITTED DEVELOPMENT

Some types of development are automatically permitted which means there's no need to apply for planning permission. Permission is granted under the Town and Country Planning (General Permitted Development) Order 1995 (the GPDO). Not all permitted development will necessarily apply to your property. Listed buildings, areas of conservation and national parks may have restrictions and should be researched before alterations are made.

Be aware that an Article 4 Direction may have been issued - restricting your permitted development rights. If in doubt check with your local council.

1. **Roof Enlargements & Alterations** - Providing that the alterations do not exceed the highest point on the existing roof or materially alter the shape of the dwelling.
2. **Sheds & Greenhouses** - (and garages more than 5 metres from the house) are permitted if they cover less than 50% of the total curtilage area of your dwelling, and are less than 3m high or 4m, with a ridge roof.
3. **Extensions** - Permitted up to 70 cubic metres or 15% of the original detached or semi-detached house or 50 cubic metres or 10% of a terraced house subject to a maximum in either case of 115 cubic metres - as long as:
 - (i) Extension does not project beyond front wall of house or is less than 20m from the highway, whichever is the nearest,
 - (ii) Does not exceed highest point of roof,
 - (iii) Does not cover more than 50% of the total curtilage area.
4. **Garages and other buildings** - Within 5 metres of the house count as an extension.
5. **Windows & Porches**

Windows: Dormer windows and doors are permitted provided they do not face the highway and do not increase the cubic volume of the house by more than 40 cubic metres for a terrace and 50 cubic metres in other cases.

Porch: Permitted up to 3 square metres floor area and 3 metres high providing it is more than 2 metres from the road.
6. **Hardstanding** - Permitted for private car.
7. **Vehicle Crossover** - Permitted except onto a classified or trunk road.
8. **Gates, walls and fences** - Permitted up to 1 metre high adjoining a highway and 2 metres elsewhere.