



Permitted Development

Conservatory (single-storey)

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) which runs until 30 May 2019 does NOT apply.

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

2. On designated land conservatories extending beyond any sidewall 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.

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.

* 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 3m if an attached house or by 4m 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 until 30 May 2019.

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 ridgeline of the existing house.