

Permitted Development

Outbuildings

Outbuildings are considered to be permitted development, not requiring an application for planning permission, provided all the conditions are met.

Class E

The provision within the curtilage of the dwellinghouse of:

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or

(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

1. On designated land* outbuildings to the side of the house are not permitted development.
2. Outbuildings are not permitted development within the grounds of a listed building.
3. In national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the total area to be covered by any outbuildings more than 20 metres from ANY WALL of the house must not exceed 10 square metres to be permitted development.
4. Outbuildings are not permitted development forward of the principal elevation of 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).

5. Outbuildings and other additions must not exceed 50% of the total area of land around the original house. Sheds and all other outbuildings and extensions to the original house must be included when calculating this 50% limit.

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6. To be permitted development, any new building must not itself be separate, self contained, living accommodation and must not have a microwave antenna.
7. Outbuildings must be single storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof, or 3 metres in any other case.
8. If the outbuilding is within 2 metres of the property boundary the whole building should not exceed 2.5 metres in height.
9. Balconies and verandas are not permitted development. Raised platforms such as decking are permitted development provided they are no higher than 300mm.
10. Containers, such as those used for domestic heating purposes, must not exceed 3,500 litres capacity to be permitted development. The other permitted development conditions which apply to outbuildings listed above also apply to containers.

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

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Brewsters Corner, Pendicke Street, Southam, Warwickshire CV47 1PN
01926 259216 - info@aptdesignservices.co.uk - www.aptdesignservices.co.uk