

PERMITTED DEVELOPMENT RIGHTS

Extensions

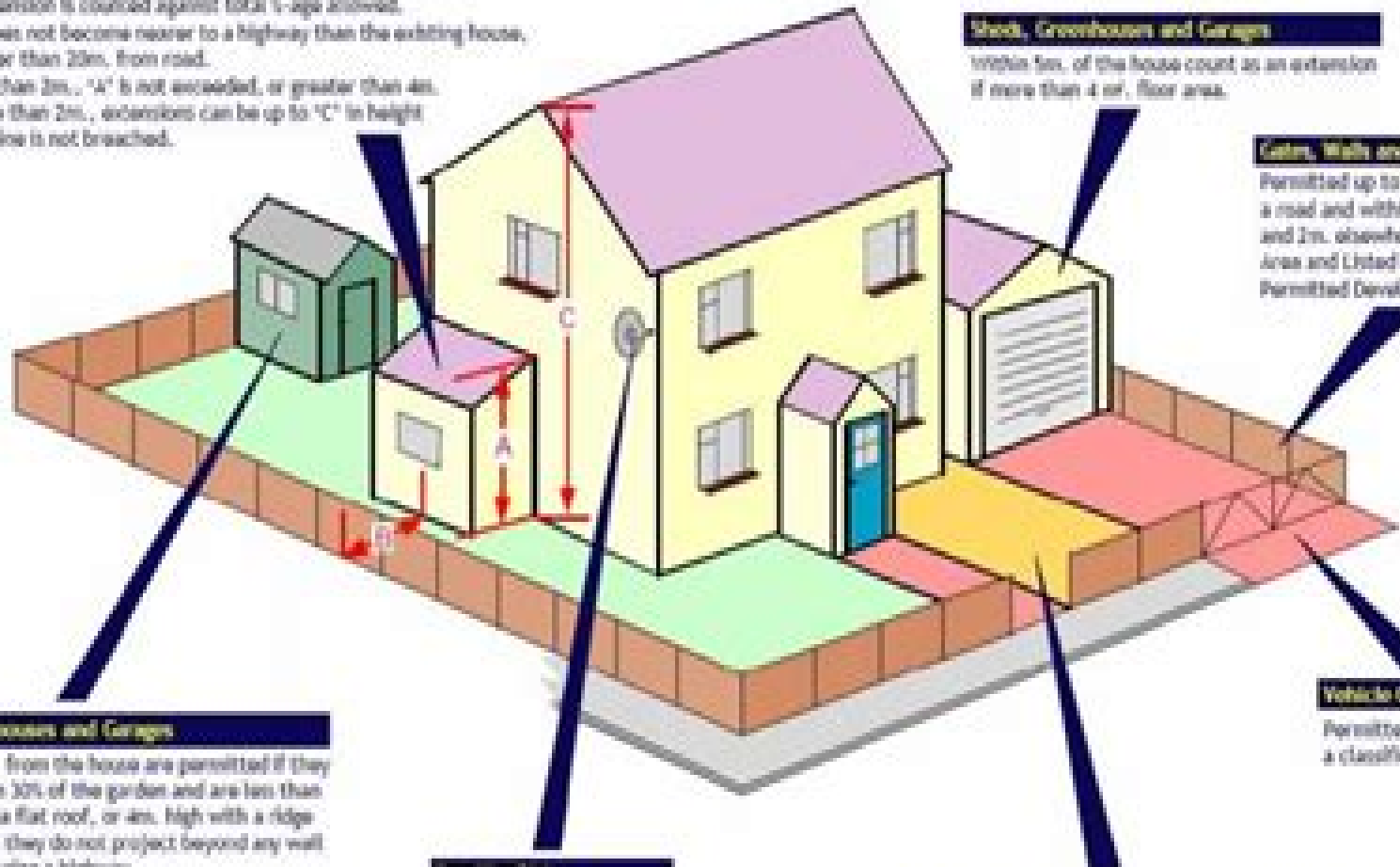
Permitted up to 20% of the original detached or semi-detached house floor area, or 10% of a terraced house or in a Conservation Area or Listed Building outbuildings. Subject to a maximum in either case of 30 m².

Provided that:

- previous extension is counted against total 1-use allowed,
- extension does not become nearer to a highway than the existing house, unless greater than 20m. from road,
- if 'B' is less than 2m., 'A' is not exceeded, or greater than 4m.
- if 'B' is more than 2m., extensions can be up to 'C' in height where roof line is not breached.

General Information

Listed Buildings or houses in Conservation Areas have restricted permitted rights.
Oil/LPG Tanks up to 3,500 litres, not more than 3m. high, one per house. Conservation Area and Listed Building not Permitted Development.
Garage Windows require permission, but roof lights do not, unless in a Conservation Area.
Cleaning and Painting is permitted except in Conservation Area or Listed Building.



Sheds, Greenhouses and Garages

Within 1m. of the house count as an extension if more than 4 m² floor area.

Gates, Walls and Fences

Permitted up to 1m. high adjoining a road and within 20m. of a road, and 2m. elsewhere. In Conservation Area and Listed Building, not Permitted Development.

Sheds, Greenhouses and Garages

More than 1m. from the house are permitted if they cover less than 30% of the garden and are less than 3m. high with a flat roof, or 4m. high with a ridge roof, provided they do not project beyond any wall of the house facing a highway.

If more than 4m. in Conservation Area or Listed Building, then not Permitted Development.

Satellite Dish

One permitted, up to 90cm and sited below the ridge.

Hardstanding

Permitted for private car – except where ground levels are significantly raised or lowered, or in a Conservation Area or Listed Building.

Vehicle Crossover

Permitted except onto a classified or major road.

Guide To Permitted Development Rights

Ian Pickup



Guide To Permitted Development Rights:

The Short Guide to Town and Country Planning 2e Adam Sheppard, Nick Croft, Nick Smith, 2023-05-30 This fully updated short guide discusses the planning system processes legal constructs and approaches taking into account the recent regulatory changes within the UK nations

The Complete Guide to Smallholding Debbie Kingsley, 2023-09-14 Essential advice from finding your plot to selling your produce and everything in between Growing your own food and living off the land is an aspiration for many but where do you start and how do you make it work Providing a truly comprehensive insight and packed with practical guidance for the 21st century smallholder this book is for anyone considering starting out or in the throes of smallholding Addressing the challenges and pitfalls as well as the joys and with over 400 illustrations

Altering Houses and Small Scale Residential Developments Ann Bridger, Colin Bridger, 2012-10-02 Altering Houses and Small scale Residential Development is a practical guide for home owners and those undertaking residential building projects It is also useful for students and emerging professionals concerned with the built environment especially small scale development procedures Undertaking house alterations can be daunting not least because considerations of cost design and method can simultaneously demand urgent and careful attention In addition there are regulations and the law to be satisfied contracts to be entered into and a host of potential problems concerned with the form and condition of the building itself It is a rare building which is not defective in some way but putting things right can be very satisfying The Bridgers book assumes that many home owners now wish to understand more clearly what goes on when they commission contractors and consultants to convert and adapt their homes Or course there are also people who intend to manage a project themselves while others may undertake work on a DIY basis and the secret then is getting the right kind of help This book will be invaluable in either situation because it explains how to perform certain functions yourself yet clarifies the roles and responsibilities of the professionals who may be needed to help with the processes of buying altering and selling a house The economic factors in development are not overlooked since for people who wish to develop in order to sell or let property market conditions will be paramount as will the forecasting and control of costs This book provides practical guidance on these matters it avoids theory but does suggest further reading It is also highly illustrated with over 100 illustrations clarifying parts of the text The main theme of this book is altering houses but in practice the differences between some alterations schemes and building a new house can be relatively small As a result much of the material will be useful for those who wish to acquire a plot of land and undertake a modest residential development Altering or building houses and selling them can be a complex business covering a wide range of interrelated factors This book will make these processes easier

Introduction To Environmental Impact Assessment John Glasson, Riki Therivel, Andrew Chadwick, 2005-09-30 First Published in 1994 Routledge is an imprint of Taylor Francis an informa company

From Design Policy to Design Quality Matthew Carmona, John V. Punter, David Chapman, 2002 A framework for design policies The design dimension of planning The process

of design policy writing The fundamentals of design policy Key aspects of design policy coverage Writing implementing and monitoring design policies Other influences on improving design quality Selected sources of further advice *Loft Conversions* John Coutts, 2012-12-21 Pressure on space and changes in planning law mean that loft conversions are now at the forefront in the race to improve the performance of Britain's ageing housing stock Since 1990 roof space conversions have increased UK housing capacity by more than 200 million square feet a living area equivalent to a medium sized city without the loss of a single square foot of greenfield land *Loft Conversions* is the definitive technical guide to the conversion of roof spaces in single family dwellings It brings together a wealth of practical and regulatory guidance in a form that is easy to read and comprehensively illustrated This fully revised and updated second edition is intended primarily for architects builders surveyors and others professionally involved in the process of loft conversion The insights it provides are also invaluable to self builders and to householders wishing to achieve a deeper understanding of what a loft conversion involves

Building Regulations in Brief Ray Tricker, Samantha Alford, 2022-05-30 This tenth edition of the most popular and trusted guide reflects all the latest amendments to the Building Regulations planning permission and the Approved Documents in England and Wales This includes coverage of the recent changes to use classes updated sections on planning permission permitted development and application fees We have included the revisions to Approved Document B as a result of the Hackitt Review as well as the latest changes to Approved Documents F and L and the new documents O overheating and S electric vehicle charging points which come into effect in June 2022 Giving practical information throughout on how to work with and within the Regulations this book enables compliance in the simplest and most cost effective manner possible The no nonsense approach of *Building Regulations in Brief* cuts through any confusion and explains the meaning of the Regulations Consequently it has become a favourite for anyone working in or studying the building industry as well as those planning to have work carried out on their home It is essential reading for all building contractors and subcontractors site engineers building engineers building control officers building surveyors architects construction site managers and DIYers

Changing Suburbs Richard Harris, Peter Larkham, 2003-09-02 A multidisciplinary team of specialists list historical and contemporary research on suburbanization with particular emphasis on the UK North America Australia and South Africa

Integrated Sustainable Design of Buildings Paul Appleby, 2012-10-12 This book aims to provide a guide to members of design and masterplanning teams on how to deliver sustainable development and buildings cost effectively meeting current and emerging UK and international statutory and planning requirements The book sets out a clear and understandable strategy that deals with all aspects of sustainable design and construction and the implications for delivery costs saleability and long term operation The extensive scope includes all aspects of environmental social and economic sustainability including strategies to reduce carbon emissions and the impact of climate change **Architect's Pocket Book of Modern Management and Practice** Ben Vickery, 2024-12-17 This book is an easily digestible guide to the management and practice

knowledge needed to establish and run an architectural practice It is of particular interest to those starting out in the profession and to students whilst also being useful to architects more widely who need succinct information to assist them in the daily management of their work The book sits beside the Architect's Legal Pocket Book providing legal information and the Architect's Pocket Book providing guidance in design It covers all the main management and practice topics relevant to the running of an architectural business including setting up the company the profession project management fees office management financial management and teamwork It also looks at the state of the construction industry and the architectural profession today new forms of practice and how the profession is changing The book is interweaved with pearls of wisdom and experience and reflections from architects bringing the topics to life and aiding the reader's understanding

Self Build and Renovation For Dummies Nicholas Walliman, 2011-02-14 Creating your dream home is an exciting idea but it's also a major project and one where you need to be an expert on everything from planning laws to landscape design and all that's in between Self Build and Renovation For Dummies takes you through every step of the process from choosing and buying a plot of land through to the building's design and on to the actual build plus all the financial and legal stuff using plain English in an easy to understand format Here is everything you need to know to create your perfect home

Understanding the Impacts of Deregulation in Planning Ben Clifford, Jessica Ferm, Nicola Livingstone, Patricia Canelas, 2019-04-09 In England it has been possible since 2013 to convert an office building into residential use without needing planning permission as has been required since 1948 This book explores the consequences of this central government driven deregulation on local communities The policy decision was primarily about boosting the supply of housing but reflects a broader neoliberal ideology which seeks to reform public planning in many countries to reduce perceived interference in free markets Drawing on original research in the English local authorities of Camden Croydon Leeds Leicester and Reading the book provides a case study of the implementation of planning deregulation which demonstrates the lowering of standards in housing quality the reduced ability of the local state to proactively steer development and plan for their places and the transfer of wealth from the public to private spheres that has resulted Comparative case studies from Glasgow and Rotterdam call into question the very need for the deregulation in the first place

Development Control Keith Thomas, 2013-09-13 Development Control is a comprehensive introductory text for students of planning and related subjects Drawing widely on the literature the approach and treatment are very much geared to the needs of students on courses rather than focusing on practical and how to do it issues It should be of interest to students in schools of planning the built environment estate management land economy and other related subjects

Metric Handbook David Littlefield, 2008 This book deals with all the principal building types ranging from airports factories and warehouses offices shops and hospitals For each such building type the basic design requirements and all the principal dimensional data is given

Investigating Town Planning Clara Greed, 2014-09-19 Following on from *Introducing Town Planning* and *Implementing*

Town Planning this third volume in the series examines the scope and nature of modern town planning in greater depth It investigates the theories and preoccupations which inform the current planning agenda compares this with earlier objectives and discusses likely future trends Written by a team of expert contributors under the general editorship of Clara Greed the book begins with a review of town planning and then goes on to discuss the major themes in five parts the economic context of town planning planning for housing planning for sustainability planning for city centres or decentralisation changing agendas and agencies Within this contextualising framework the contributors investigate many of the current and often conflicting urban policy issues challenging the planning profession Over and above a commitment to traditional physical land use matters planning practitioners nowadays must take on board new priorities deriving from the environmental movement the European Union the economic climate changing local authority structures and legislative frameworks The contributors discuss these new agendas and demonstrate how they link to inner city regeneration city centre management sustainability issues and wider social policy and urban governance questions This volume incorporates a more discursive and reflective approach to studying and thus constitutes a valuable text for final year undergraduate and postgraduate courses in town planning surveying building architecture and housing as well as RTPI RICS CIOH CIOB ASI ISVA and RIBA courses It will be of interest to a wider readership studying urban economics urban sociology social policy and urban geography and to young professionals in both the public and private sector of the property world

Planning in a Failing State Olivier Sykes, John Sturzaker, 2023-11-23 This topical edited collection analyses the state of the planning system in England and offers a robust evidence based review of over a decade of change since the Conservative led coalition government came to power With a critique of ongoing planning reforms by the UK government the book argues that the planning system is often blamed for a range of issues caused by ineffective policy making by government Including chapters on housing localism design zoning and the consequences of Brexit for environmental planning the contributors unpick a complicated set of recent reforms and counter the claims of the think tank led assault on democratic planning

How to Get Planning Permission - An Insider's Secrets Martin Gaine, 2021-07-01 Every year thousands of homeowners apply for planning permission and come away battered and bruised As a council case officer Martin Gaine was part of the problem continuously rejecting applications from poorly prepared applicants Seeing that they were getting a raw deal he founded Just Planning a consultancy dedicated to helping homeowners to beat the planners How to Get Planning Permission is a lively and accessible guide for homeowners Full of practical detail and real life case studies its 6 step programme explains how to choose the right designer exploit Permitted Development rights where permission is not required at all understand how planning decisions are really made apply tactically and effectively deal with a refusal avoid the agony of enforcement Martin explains how to decide in the first instance what kind of extension you really need size isn't everything and how to get the best professional advice He describes the planning decision making process how to understand apply and overcome planning policies how to manage neighbour

objections and how to build rapport with your case officer A refusal of planning permission is not the end of the road this book shows that it can be a constructive part of the planning journey and some permissions will only ever be secured at appeal Planning is not a fair fight but with the professional insight advice and strategies Martin lays out in *How to Get Planning Permission* you can stack the odds in your favour Town and Country Planning in the UK J. B.

Cullingworth, Vincent Nadin, 2002 This thirteenth edition has been completely revised to take into account all the changes that have occurred in British planning including the policies introduced by the Labour government devolution innovations and the European Union *COMMERCIAL TO RESIDENTIAL CONVERSION* Bochra Zounagui, 2025-06-11 In *From Retail to Residence A Practical Guide to Commercial to Residential Property Conversion in the UK* Bochra distils the fresh 2024 25 planning landscape especially the newly liberalised Class MA permitted development rights into a clear actionable playbook Early chapters unpack why converting empty shops and offices can simultaneously ease the 4.3 million home housing shortfall and revive struggling high streets while later sections walk you through feasibility checks design pitfalls and exit strategies tailored to today's market Real world case studies downloadable templates and up to the minute policy guidance turn complex regulation into practical next steps **Complete Planning Permission** Roy Speer, Mike Dade, 2014-05-30 The UK Planning Regulations are a minefield for anyone looking to build a new home and for those who are worried about the impact of a new planning application near their home Avoid being one of the thousands whose application is turned down and whose dreams are crushed by using this book to familiarise yourself with the system and beat it With a step by step guide to every part of the application process and exhaustive coverage of the do's and don'ts this is an essential guide to securing that first step on the path to building your dream home And if you're worried about a nearby development there are easily implemented strategies for preventing planning permission from being granted From one of the UK's leading planning consultancies with the very latest on all the new and recent changes to planning law this is the most comprehensive guide available to manipulating the intricacies of this difficult and controversial area

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Table of Contents Guide To Permitted Development Rights

1. Understanding the eBook Guide To Permitted Development Rights
 - The Rise of Digital Reading Guide To Permitted Development Rights
 - Advantages of eBooks Over Traditional Books
2. Identifying Guide To Permitted Development Rights
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Guide To Permitted Development Rights
 - User-Friendly Interface
4. Exploring eBook Recommendations from Guide To Permitted Development Rights
 - Personalized Recommendations
 - Guide To Permitted Development Rights User Reviews and Ratings
 - Guide To Permitted Development Rights and Bestseller Lists
5. Accessing Guide To Permitted Development Rights Free and Paid eBooks
 - Guide To Permitted Development Rights Public Domain eBooks
 - Guide To Permitted Development Rights eBook Subscription Services
 - Guide To Permitted Development Rights Budget-Friendly Options

6. Navigating Guide To Permitted Development Rights eBook Formats
 - ePub, PDF, MOBI, and More
 - Guide To Permitted Development Rights Compatibility with Devices
 - Guide To Permitted Development Rights Enhanced eBook Features
7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Guide To Permitted Development Rights
 - Highlighting and Note-Taking Guide To Permitted Development Rights
 - Interactive Elements Guide To Permitted Development Rights
8. Staying Engaged with Guide To Permitted Development Rights
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Guide To Permitted Development Rights
9. Balancing eBooks and Physical Books Guide To Permitted Development Rights
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Guide To Permitted Development Rights
10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
11. Cultivating a Reading Routine Guide To Permitted Development Rights
 - Setting Reading Goals Guide To Permitted Development Rights
 - Carving Out Dedicated Reading Time
12. Sourcing Reliable Information of Guide To Permitted Development Rights
 - Fact-Checking eBook Content of Guide To Permitted Development Rights
 - Distinguishing Credible Sources
13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
 - Integration of Multimedia Elements

-
- Interactive and Gamified eBooks

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