

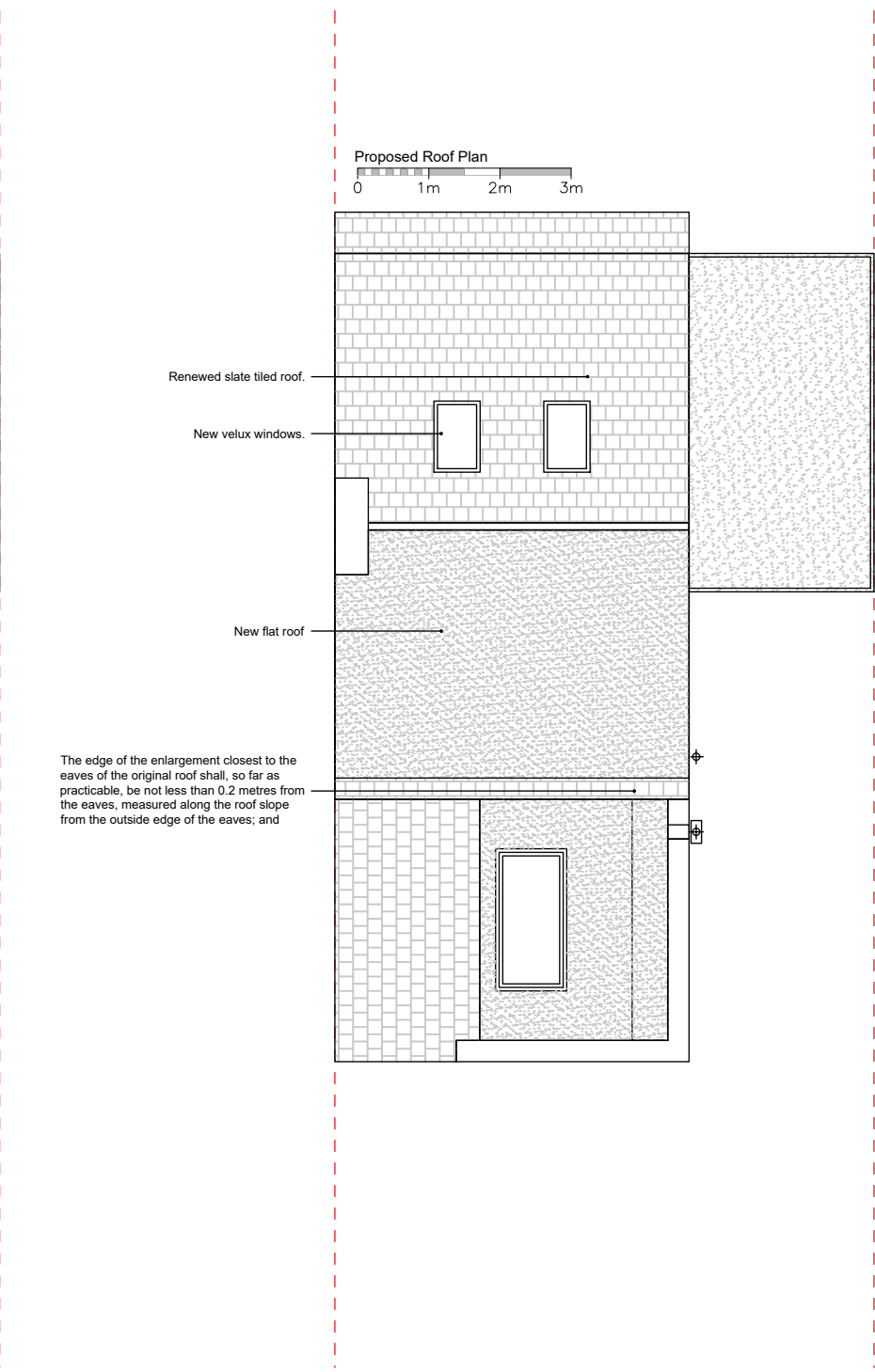
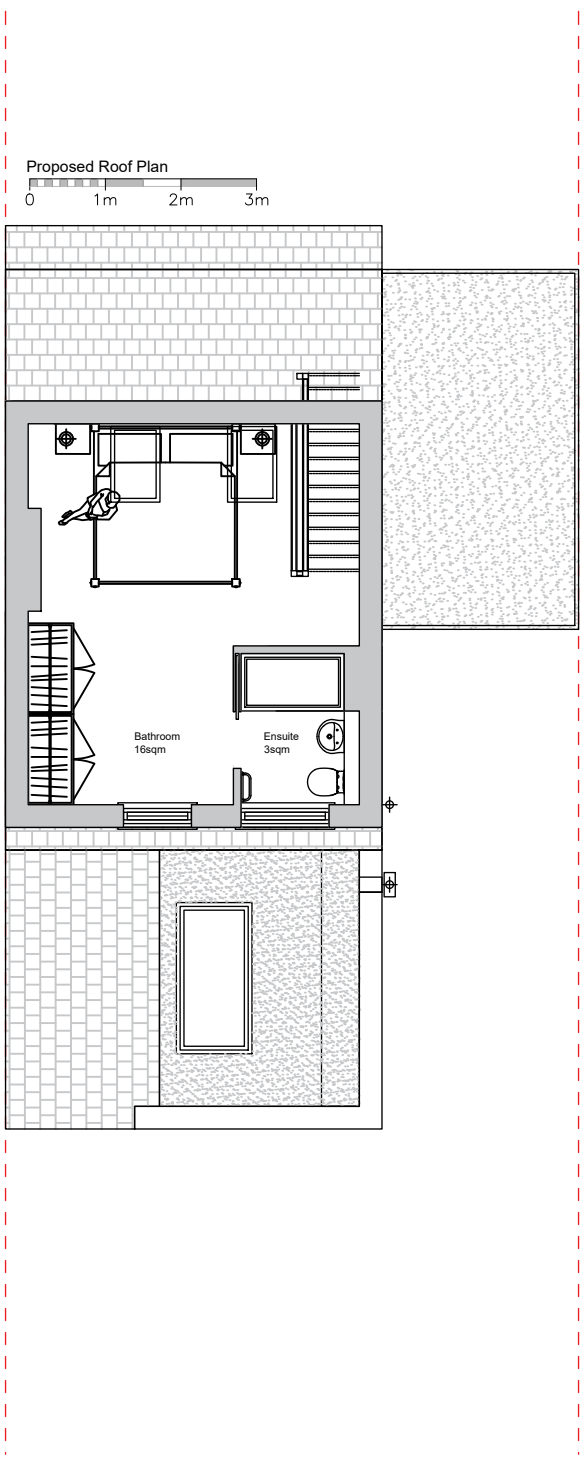
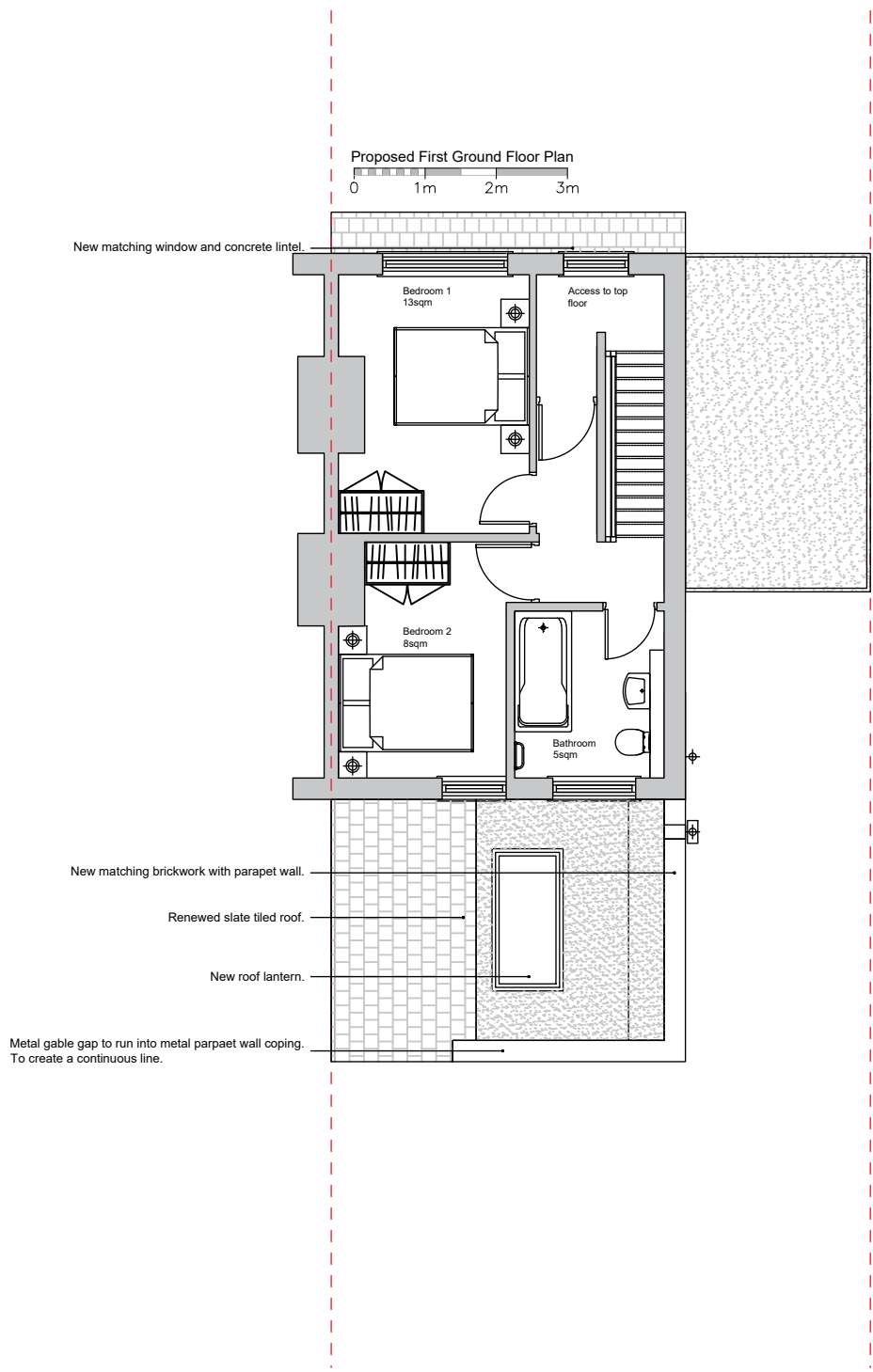
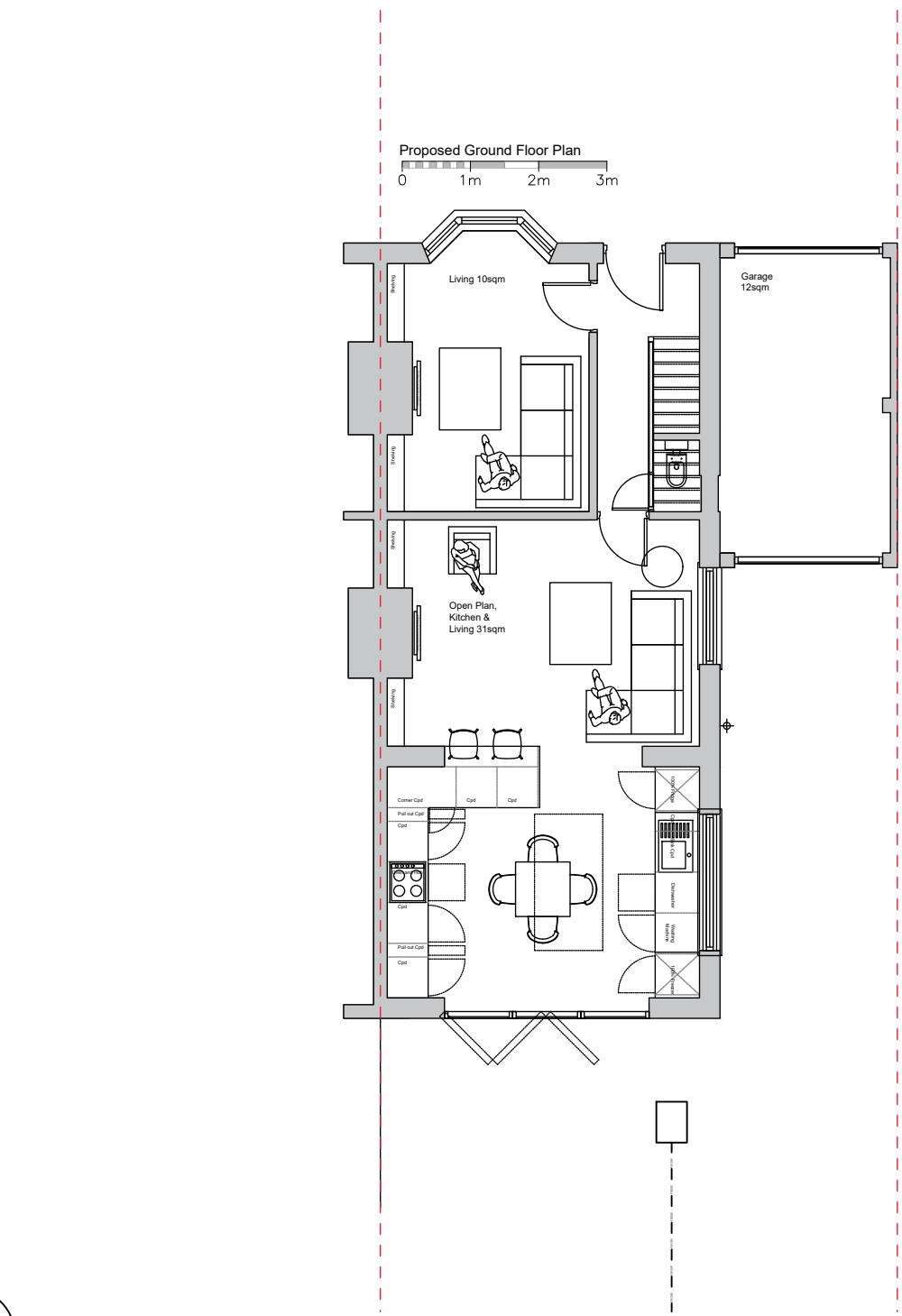
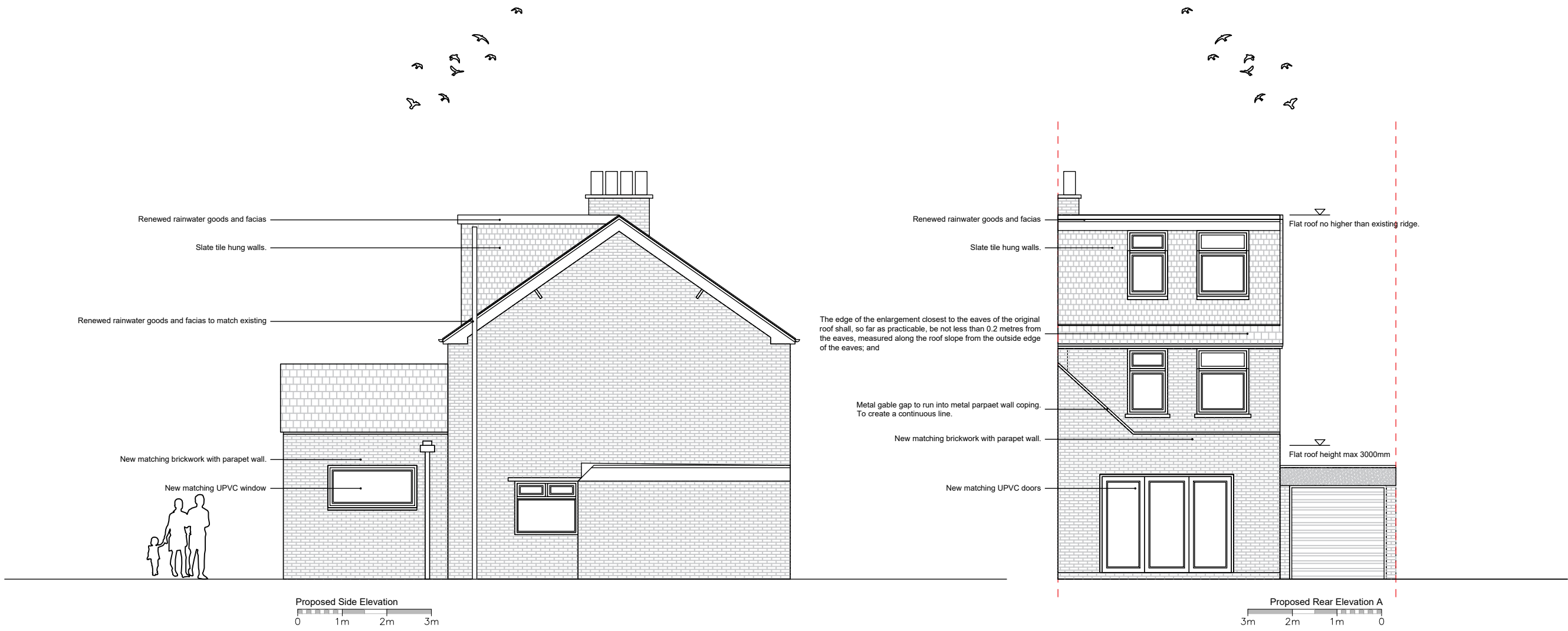
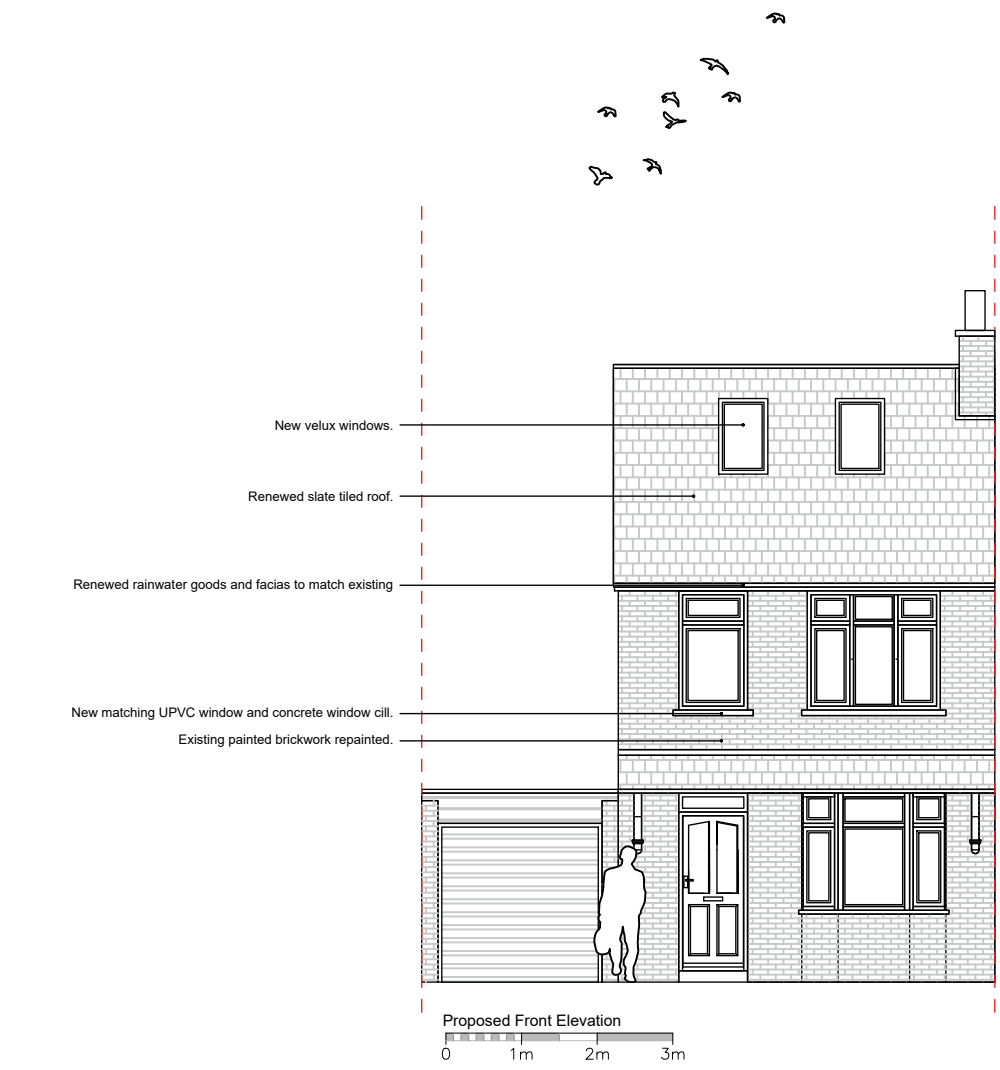
PERMITTED DEVELOPMENT LOFT CONVERSION			
Key	PERMITTED DEVELOPMENT CRITERIA	COMPLIANCE	NOTES
A loft conversion for your house is considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions			
1	A volume allowance of 40 Cubic metres additional roof space for terraced houses.	Not applicable	Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space a previous owner may have done so.
2	A volume allowance of 50 Cubic metres additional roof space for detached and semi-detached houses.	Semi detached - Additional volume 21.56 cubic metres. 4.4sqm x 4.9m = 21.56 cubic metres.	Bear in mind that any previous roof space additions must be included within the volume allowances listed above. Although you may not have created additional space a previous owner may have done so.
3	No extension beyond the plane of the existing roof slope of the principle elevation that fronts the highway	Compliance achieved.	
4	No extension to be higher than the highest part of the roof.	Compliance achieved.	
5	Materials to be similar in appearance to the existing house.	Compliance achieved.	
6	No verandas, balconies or raised platforms.	Compliance achieved.	
7	Side-facing windows to be obscure-glazed, any opening to be 1.7m above the floor.	Not applicable	
8	Roof extensions not to be permitted development in designated areas.	Not applicable	Designated areas include national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
9	Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the original eaves.	Compliance achieved.	
10	The roof enlargement cannot overhang the outer face of the wall of the original house.	Compliance achieved.	

PERMITTED DEVELOPMENT DOORS AND WINDOWS			
Key	PERMITTED DEVELOPMENT CRITERIA	COMPLIANCE	NOTES
You do not usually need to apply for planning permission for: repairs, maintenance, and minor improvements, such as repainting window and door frames insertion of new windows and doors that are of a similar appearance to those used in the construction of the house (note - a new bay window will be treated as an extension and may require permission); if new windows are in an upper-floor side elevation they must be obscure-glazed and either not opening or more than 1.7 metres above the floor level installation of internal secondary glazing. New roof lights or skylights will not normally require an application for planning permission providing: 1 they do not protrude more than 150mm beyond the plane of the roof slope 2 they are no higher than the highest part of the roof 3 if they are in side elevation roof slope they must be obscure-glazed and either non opening or more than 1.7 metres above the floor level.			
1	they do not protrude more than 150mm beyond the plane of the roof slope	Compliance achieved.	
2	they are no higher than the highest part of the roof	Compliance achieved.	
3	if they are in side elevation roof slope they must be obscure-glazed and either non opening or more than 1.7 metres above the floor level.	Compliance achieved.	

PERMITTED DEVELOPMENT SINGLE STOREY REAR EXTENSION			
Key	PERMITTED DEVELOPMENT CRITERIA	COMPLIANCE	NOTES
Single-storey extension An extension or addition to your house is considered to be permitted development, not requiring an application for planning permission, provided certain limits and conditions are met.			
1	"On designated land" - no cladding of the exterior. "Designated land" (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.	Not applicable	Designated land - Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.
2	On designated land" - no side extensions. Rear extension - No permitted development for rear extensions of more than one storey. The regime for larger single-storey rear extensions (see point 9) does NOT apply to houses on designated land.	Not applicable	
3	No more than half the area of land around the "original house" would be covered by additions or other buildings. Sheds and other outbuildings must be included when calculating the 50 per cent limit.	Compliance achieved.	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.
4	No extension forward of the principal elevation or side elevation fronting a highway.	Compliance achieved.	
5	Materials to be similar in appearance to the existing house.	Compliance achieved.	
6	Side extensions to be single storey. Width of side extension must not have a width greater than half the width of the original house.	Not applicable	
7	Side extensions to have a maximum height of four metres and width no more than half that of the original house.	Not applicable	
8	If the extension is within 2m of a boundary, maximum eaves height should be no higher than 3m to be permitted development.	Compliance achieved.	Eaves height is measured from the ground level at the base of the outside wall to the point where that wall would meet the upper surface of the flat roof - the overhang and the parapet wall should be ignored for the purposes of measurement.
9	Single-storey rear extensions must not extend beyond the rear wall of the original house" by more than 4m if a detached house; or more than 3m for any other house. Where not on designated land (Article 2(3)) or a Site of Special Scientific Interest, this limit is increased to 8m if a detached house; or 6m for any other house.	Compliance achieved.	
10	Maximum height of a single-storey rear extension of 4m.	Compliance achieved.	
11	Maximum eaves and ridge height of extension no higher than existing house.	Compliance achieved.	



Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432



Ordnance Survey, (c) Crown Copyright 2020. All rights reserved. Licence number 100022432
Scale 1:500