

PERMITTED DEVELOPMENT ENQUIRY – RECORD FORM - EXTENSION

Name:	Date:	Officer:
Address:		

Ask all of the questions and upon any response that results in a yes, planning permission will be required.

Ground floor only extensions

	Yes	No
Have permitted development rights been removed ?		
Are the premises to be extended a flat, apartment or maisonette ?		
Will half the garden area (excluding the ground area of the original) be taken up by extensions or additions ?		
Will the highest part of the dwellinghouse be exceeded ?		
Will the eaves of the extension be higher than the eaves of the existing dwellinghouse ?		
Will the extension extend beyond a front facing wall, or a side facing wall if the side also fronts a highway ?		
Will the extension exceed 4m in height		
Will the extension project from the rear wall upon which it is to be located by more than 4m if detached house or 3m in other cases ?		
Will the extension be within 2m of a boundary and the eaves of the extension exceed 3m in height ?		
Will the extension project beyond a side wall by more than half the width of the dwelling ?		
Will the extension be to a property in a conservation area and extend to the side ?		
Will the extension provide a veranda, balcony or raised platform ?		

Two storey extensions

	Yes	No
Have permitted development rights been removed ?		
Are the premises to be extended a flat, apartment or maisonette ?		
Will half the garden area (excluding the ground area of the original) be taken up by extensions or additions ?		
Will the highest part of the dwellinghouse be exceeded ?		
Will the eaves of the extension be higher than the eaves of the existing dwellinghouse ?		
Will the extension extend beyond a front facing wall, or a side facing wall if the side also fronts a highway ?		
Will the rear of the extension be within 7m of the rear garden boundary ?		
Will the extension project from the rear wall upon which it is to be located by more than 3m ?		
Will the extension be within 2m of a boundary and the eaves of the extension exceed 3m in height ?		
Will the extension project beyond a side wall and, be more than half the width of the original dwelling or, exceed 4 metres in height ?		
Will the extension be to a property in a conservation area ?		
Will the extension provide a veranda, balcony or raised platform ?		

If the response to the questions is no to all, then planning permission will not be required subject to conditions.

- Conditions** - materials must be of a similar appearance to the existing dwelling
- Any new upper floor side windows must be obscure-glazed and non-opening, unless the opening part is more than 1.7 metres above the floor of the room it serves.
 - If more than one-storey, the roof pitch should match that of the original dwellinghouse so far as practicable.

Disclaimer – Based on the information provided it would appear that planning permission would/would not be required, HOWEVER, before commencing any works you are strongly advised to obtain a formal written view by writing in, providing full details of what is proposed, and ideally including a sketch. This verbal opinion is given in a spirit of helpfulness, but is not binding on the Council.