

### What is a neighbour consultation scheme?

For single storey rear extensions of a large size, this scheme is a method of pre-approval. This scheme was introduced as a result of the permitted development rights for single storey rear extensions being extended from 4m to 8m for detached houses, and 3m to 6m for other dwellings. Proposed extensions (detached) up to 4m are permitted development. Proposed extensions in excess of 4m and up to 8m are permitted development subject to neighbour consultation schemes

#### INFO:

- Even though permitted development rights suggest you may commence construction on your property without approval from the LPA, if you are proposing a large single storey rear extension, you must gain approval from LPA via a neighbour consultation scheme;
- Extensions up to 4m for detached and 3m for other dwellings do not require a neighbour consultation scheme, however proposed extensions up to 8m for detached properties and 6m for other dwellings must adhere to the scheme;
- Therefore it remains a permitted development right as you are not required to submit a planning application (and be subject to a wider range of constraints), but it is a measure to control potential over-development and inconsiderate proposals

#### WHAT YOU NEED TO SEND:

- Homeowner must submit application form (template below) and other documentation to the LPA for approval – there are **no** fees associated with this
- Must notify and provide the following to the LPA:
  - Written description of the proposal which includes length from the original house to the proposed extended rear wall of the house, the height of the eaves and the highest point of the proposed extension (ensure the new roof is not higher than the existing roof height);
  - A plan of the site (accessible from the Land Registry);
  - Address of any adjoining properties including to the rear;
  - Contact information of the homeowner (and the firm submitting this on your behalf, with confirmation that the firm will accept correspondence)

## What happens next?

The Local Planning Authority upon receipt of documents will:

To Homeowner

To Neighbours

Considering the LPA will only take into consideration the amenity of the nearby properties, and if it is not a direct approval, the LPA may ask for further information if it needs to make a decision on the impact of development on the amenity of surrounding properties

Serve a notice on the adjoining properties, which will set out:

- Address of proposed development with description of proposal
- When the application was received and when their 42-day determination period ends

If LPA do not respond within 42 day determination period, you are permitted to commence construction!

Neighbours have at least 21 days to respond to provide comments to LPA

If neighbour raises objection, LPA will take this into consideration when determining impact on amenity


### Additional Info:


Template of application form can be found [here](#)

### Local Planning Authority Decision Outcomes:

DIRECT APPROVAL	APPROVAL WITH CONDITIONS	REFUSAL
LPA will notify your representative firm that it has not been necessary to consider the impacts on amenity, the impact is therefore acceptable and construction can commence	LPA will notify your representative firm that having considered the impacts, construction can commence subject to a list of conditions which will be listed and must be adhered to	LPA will notify your representative firm that having considered the impacts, the impact on amenity is too significantly adverse and therefore the approval is refused  You may appeal this decision

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