

What is permitted development?

Permitted development is development, alterations and extensions to properties that you do not require planning permission to do. If you have not been granted planning permission before you start your construction work, it is critically important to know whether the work is within permitted development as if the work is not, the Local Planning Authority can force you to put the house back to its original state, which can be more expensive than the construction costs!

What works are within permitted development for **single storey** work?

PERMITTED:

- Rear ground storey extensions from the original house of up to 8 metres (if more than 4 metres then subject to neighbour consultation scheme);
- Extensions that do not exceed 50% of the total area of land around the original house, this includes any outbuildings and sheds that you may have;
- If the extended part uses the same exterior materials as the original house, as this maintains the character of the property;
- If the proposed extension width is not more than half the width of the original house;
- Side extensions up to 4 metres in height;

NOT PERMITTED:

- Cladding of any part of the exterior of a dwelling and extensions with stone, pebble dash, timber, tiles, plastic or render;
- Forward extensions of anything further than the current front of the dwelling;
- Side extensions further than the existing current side of the dwelling facing a highway;
- Side extensions on properties that sit on designated lands;
- If the extension is within 2 metres of your land boundary than the maximum eaves height is above 3 metres (less than 3m is permitted);



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