

PLANNINGdaily

Flint launches planning changes

Vicki Shiel, PlanningResource, 10 September 2008

Regulations that will remove 80,000 householder planning applications from the planning system each year were introduced to Parliament today.

Housing and planning minister Caroline Flint laid a revised general permitted development order before Parliament that will allow homeowners to build small loft conversions and other extensions without applying for planning permission.

Larger, more intrusive extensions will still require permission.

Councils will have the power to tighten or relax the rules according to local circumstance.

The changes, which come into effect next month, could save up to £50 million each year in application fees and costs associated with processing applications and delays.

The number of applications expected to be removed from the system represents a quarter of all householder planning applications.

The regulations also aim to reduce the flood risk associated with surface water run-off by requiring planning consent for homeowners installing non-permeable paving.

Only new driveways or parking areas over 5m² constructed using surfaces that allow the water to soak through the ground will not require planning permission.

A homeowners' guide will be published on acceptable surfaces for front gardens.

The revised permitted development order also upgrades the 17 English World Heritage Sites to the same protection levels as conservation areas, national parks and areas of outstanding beauty.

Sites including the Tower of London, Hadrian's Wall, and Durham Castle will be protected from potentially damaging development.

An interactive guide to help homeowners understand the planning requirements when making home improvements was launched on the **Planning Portal** website.

This allows people to click on the part of the house they are changing to reveal the rules for doing so.

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Full Access Subscription



General Public

Planning Permission

From 1 October 2008 an extension or addition to your home will be considered to be permitted development, not requiring an application for planning permission, subject to the following limits and conditions:

- More than half the area of land around the "original house"* would be covered by additions or other buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Maximum depth of a single-storey rear extension of three metres for an attached house and four metres for a detached house.
- Maximum height of a single-storey rear extension of four metres.
- Maximum depth of a rear extension of more than one storey of three metres including ground floor.
- Maximum eaves height of an extension within two metres of the boundary of three metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
- Two-storey extensions no closer than seven metres to rear boundary.
- Roof pitch of extensions higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- On designated land* no permitted development for rear extensions of more than one storey.
- On designated* land no cladding of the exterior.
- On designated* land no side extensions.

* 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.

* Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty,

conservation areas and World Heritage Sites.



Common Projects Extensions

Building Regulations

Most extensions of properties require approval under the Building Regulations.

There are a number of classes of new buildings or extensions of existing buildings that do not need Building Regulations approval, i.e. are exempt from the Regulations.

- [Read more about exemptions](#) (In our Professional Users section).
- [Read more about extensions and building regulations](#).

Disclaimer: this is an introductory guide and is not a definitive source of legal information. [Read the full disclaimer here](#).

NOTE: This guidance relates to the planning regime for England. Policy in Wales may differ. If in doubt contact your Local Planning Authority.

More information about Planning

- [How does the planning system work?](#)
- [Find out how to make a planning application or an appeal](#).
- [Make an online planning application or an online appeal](#).

More information about Building regulations

- [What are the building regulations?](#)
- [Find out how to get Building Regulations approval](#).
- [Building regulation determinations and appeals](#).

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