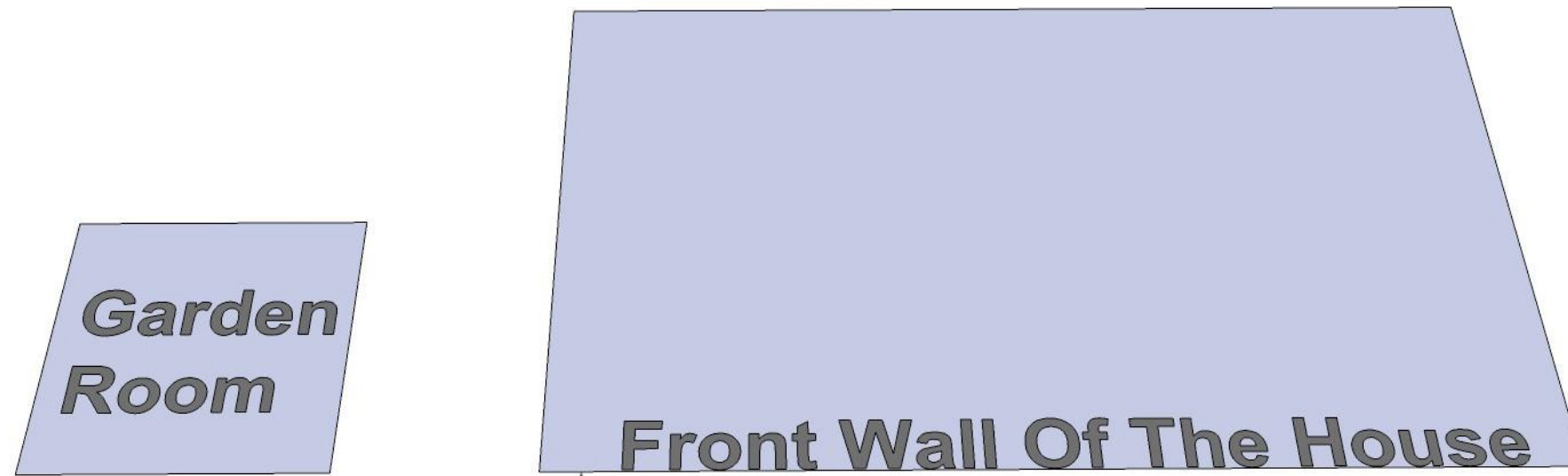


# Visual Guide for Planning permission



**NO OUTBUILDING ON LAND FORWARD OF A WALL FORMING THE PRINCIPAL ELEVATION.**

You can't build a garden room beyond the front wall of your house under Permitted Development. This means if you want to site a garden room in the front garden of your house you will need to apply for Planning Permission to do so.



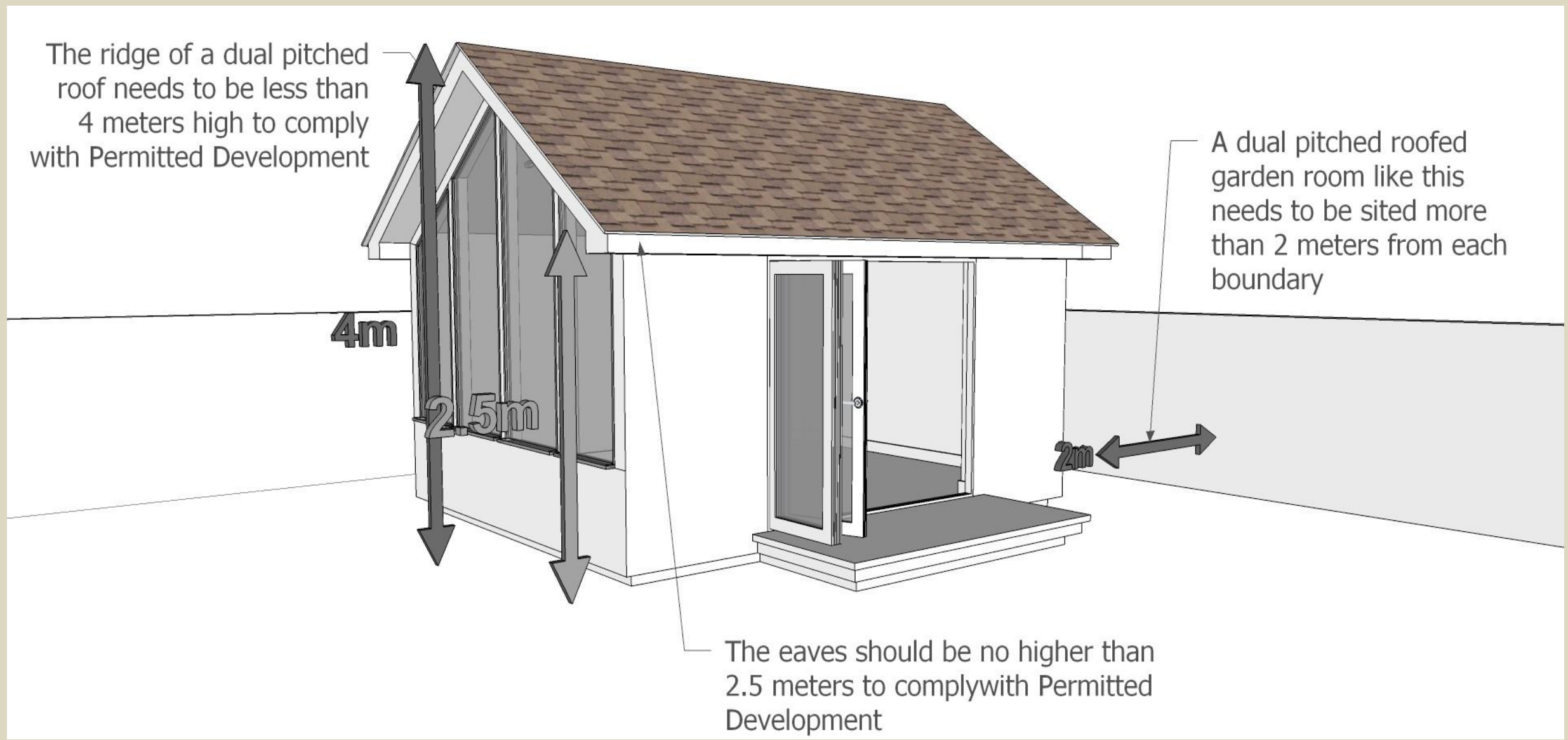
To comply with Permitted Development  
a garden room must not sit forward  
of the front wall of the main house

**OUTBUILDINGS AND GARAGES TO BE SINGLE STOREY WITH MAXIMUM EAVES HEIGHT OF 2.5 METERS AND**

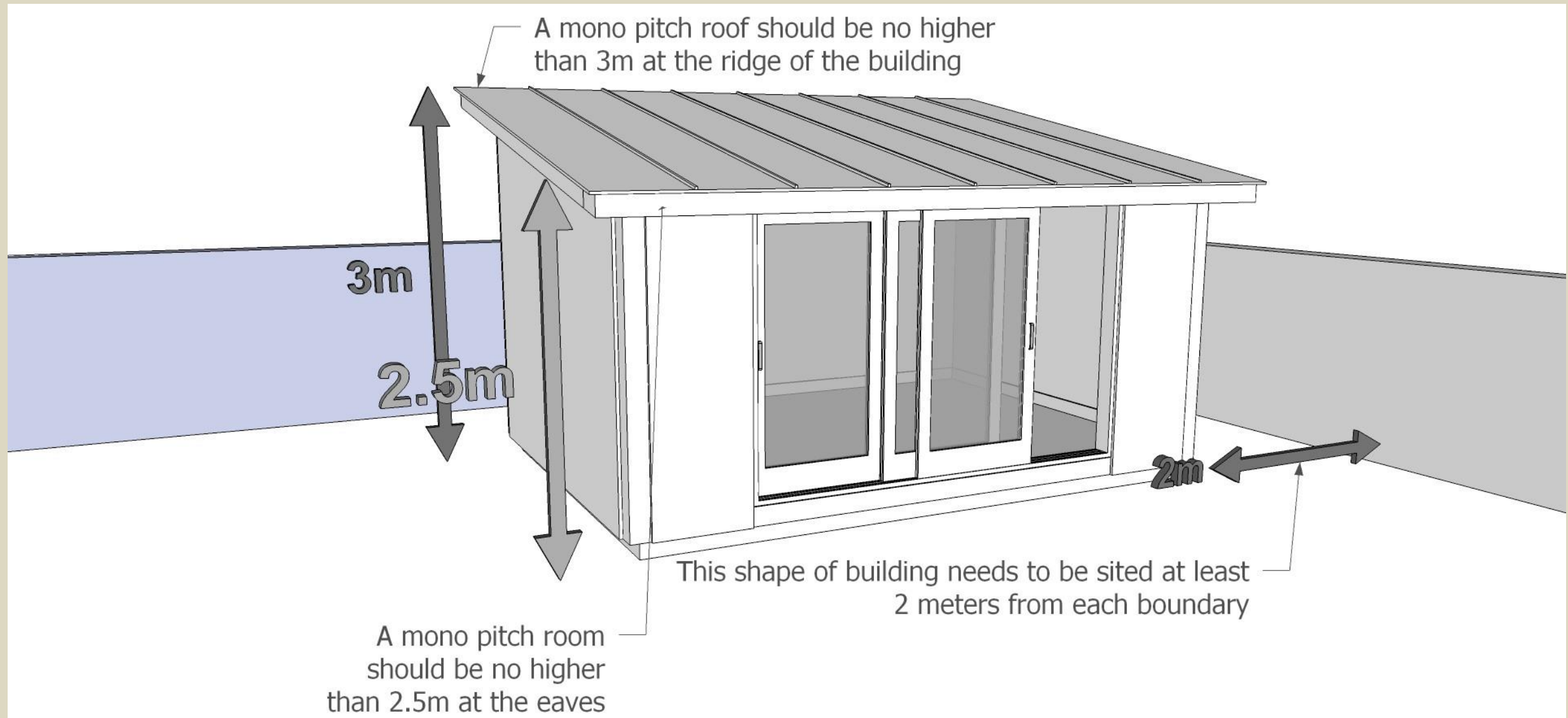
**MAXIMUM OVERALL HEIGHT OF 4 METERS WITH A DUAL PITCHED ROOF OR 3 METERS FOR ANY OTHER ROOF**

**This rule is telling us several things:**

- 1) The garden room must be single storey. If you want to build a two storey garden room you will need to apply for Planning Permission.
- 2) This rule is also telling us that dual pitched roof garden rooms should be no higher than 2.5 meters at the eaves and no taller than 4 meters at the ridge. Garden rooms with this shape roof need to be sited more than 2 meters from each boundary.

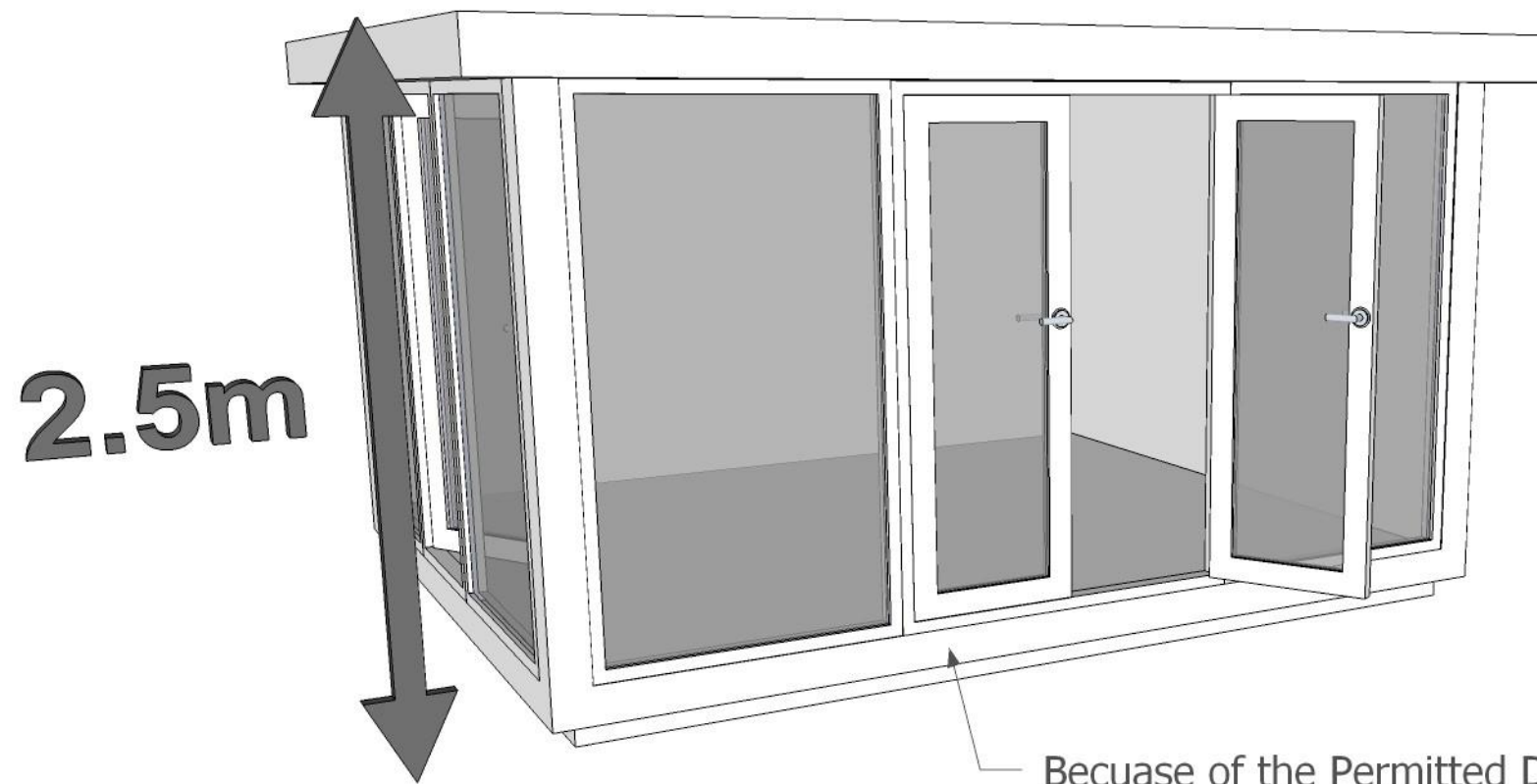


- 3) Single sloped roof garden rooms, also known as mono pitch roofs, can be no taller than 2.5 meters at the eaves and 3 meters at the ridge to comply with Permitted Development rules. They should also be sited more than 2 meters from each of your gardens boundaries.



**MAXIMUM HEIGHT OF 2.5 METERS IN THE CASE OF A BUILDING, ENCLOSURE OR CONTAINER WITHIN 2 METERS OF A BOUNDARY OF THE CURTILAGE OF THE DWELLING HOUSE.**

If you want to place your garden room within 2 meters of any boundary, i.e. your fence wall or hedge, it can be no taller than 2.5 meters high. In most cases this dictates a flat roof garden room.



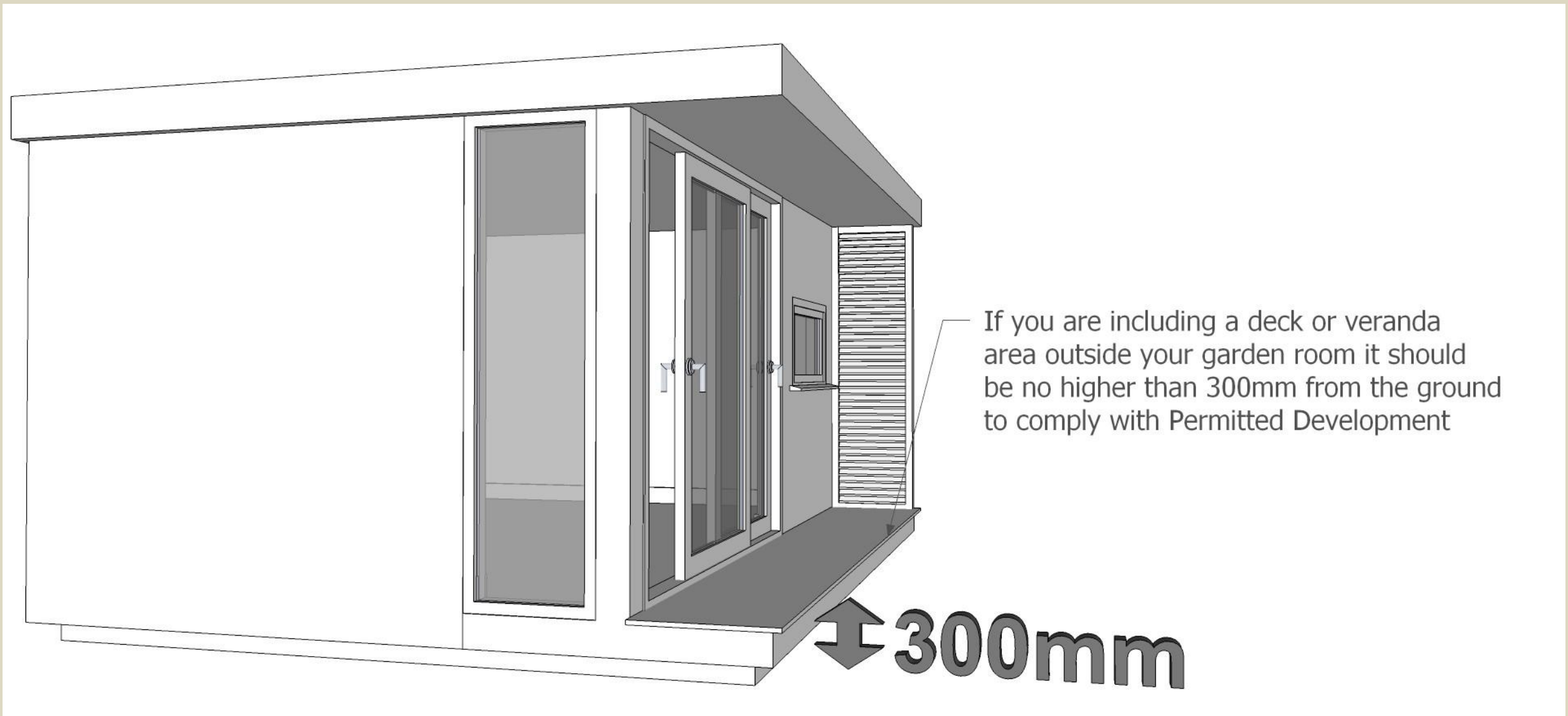
Because of the Permitted Development rule that allows you to site a 2.5m high garden room right up to the boundaries, rather than 2m away as with other height building heights, it has become very popular to design a structure that is 2.5m high, but it takes some thinking about...

## NO VERANDAS, BALCONIES OR RAISED PLATFORMS

This rule is saying that you can't add a veranda, deck or balcony to your garden room under Permitted Development. However, the page for Permitted Development rules for decks says they can be built under Permitted Development as long as they are no higher than 300mm (1ft) and when combined with other structures don't cover more than 50% of your garden.

Here is the wording:

*Putting up decking, or other raised platforms, in your garden is permitted development, not needing an application for planning permission, providing: The decking is no more than 30cm above the ground together with other extensions, outbuildings etc., the decking or platforms cover no more than 50 per cent of the garden area.*



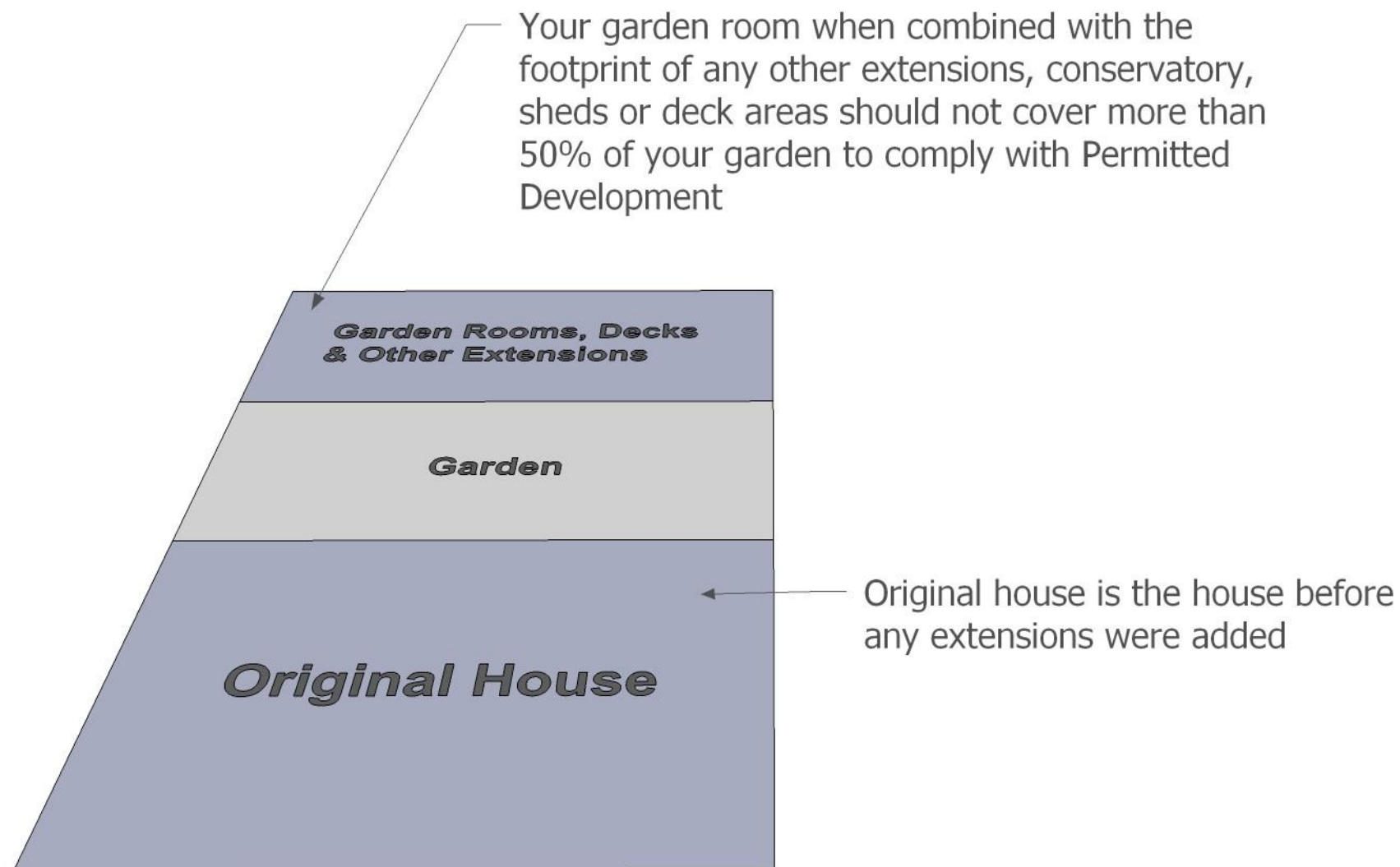


**NO MORE THAN HALF THE AREA OF LAND AROUND THE “ORIGINAL HOUSE” WOULD BE COVERED BY ADDITIONS OR OTHER BUILDINGS**

*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.*

*You may already have additions to your house like conservatories and sheds, greenhouses and decking. These buildings combined with the garden room should not cover more than 50% of your garden.*



**IF YOU LIVE IN A LISTED BUILDING, WITHIN A NATIONAL PARK, IN AN AREA OF OUTSTANDING**

**BEAUTY, THE BROADS OR A WORLD HERITAGE SITE YOU WILL NEED TO APPLY FOR PLANNING PERMISSION TO BUILD A GARDEN ROOM**

We have always found the Planning Department to be helpful, and it's worth having a chat with your local office before you decide on a garden room to check your individual position in regards to Planning Permission.

You should make a Pre Planning Application or apply for a Certificate of Lawfulness to ensure your building applies with the Permitted Development rules. There is a cost involved in this, but it's worth it for the peace of mind.



## DO YOU NEED TO APPLY FOR PLANNING PERMISSION

We know that you want to get on and design your garden room, but we are going to talk about Planning Permission first as it can have an impact on your garden room design. For example, if you want to build under Permitted Development rules you will need to comply with varying height restrictions, so knowing where you stand will save you time in the long run.

## MAKE THIS ONE OF YOUR FIRST TASKS

One of the first tasks when designing a garden room is to ascertain if you need to apply for Planning Permission to build - whether you need Planning Permission depends on where you live, what you plan to build and what you are using the building for.

In many cases a garden room can be built under Permitted Development rules. These rules state the sizes and positioning of different shaped buildings which can be built without the need for full Planning Permission and they are clearly laid out on the Planning Portal website.

## THE PERMITTED DEVELOPMENT RULES

We can't stress how important it is to check whether you will need to apply for Planning Permission before you go too far down the design process - in the worst case scenario you can be made to take down an unauthorised building – no one wants that!

If you are unsure if you need to apply for Planning Permission after reading the guidelines it is worth applying to your local Planning Department for pre planning advice. This is an informal application which allows you to ascertain whether planning is needed in your individual circumstances – you'll have the advice one way or another in writing, which is good! Whether there is a fee and how much it is depends on your local authority. Approximate local authority charges are £30 for a written response and £75 for a Householder Certificate of Lawfulness – this is not the same as applying for Planning Permission, but is proof that your building work built under Permitted Development is lawful.

## INCIDENTAL USE

If you have taken a look at the Planning Portal page for outbuildings mentioned in the previous section you will have seen that Class E (a) says that building should be incidental to the employment of the dwelling house. The word incidental and this clause are very significant, particularly if you are building a room that is going to be used as a garden office.

Incidental

Adjective

- A happening as a minor accompaniment to something else. The Oxford English Dictionary

We know from our years of experience that buildings used as garden offices have a wide spectrum of different occupations undertaken in them – from lone workers to medical clinics - and not all these endeavours can be classed as incidental to the enjoyment of the home dwelling.

Whilst you working alone on your computer in a garden office may be considered an incidental use, a beautician using a garden office as a clinic with a stream of clients probably wouldn't be classed as incidental, because it would have an effect on the neighbourhood, i.e. the number of cars, noise etc.

Ascertaining if you need Planning Permission for your proposed garden room usage is another benefit of a Pre Planning Advice Application.

## **TALK TO YOUR NEIGHBOURS**

If you do apply for Planning Permission your neighbours will be asked their opinion about the building, and it is good practice to have a word with them and show them what you plan to build before they are contacted. In our experience, if a neighbour is aware of what is going to be built, how it will affect their view, how long it will take to build and what you plan to use it for, it can avoid any problems during the application process.

Even if you are building under Permitted Development rules and therefore not applying for full Planning Permission it's still good practice to talk it through with your neighbours before you start work – an informed neighbour is a happy neighbour!

## **DON'T BE FEARFUL OF PLANNING PERMISSION**

We know that many people are put off the idea of building a garden room if they do need to apply for Planning Permission, but there is no real need to be fearful.

Actually, applying for Planning Permission is quite straight forward and you can easily handle the application yourself. You will have to produce scale drawings for submission with your application and will also need a scale site map of your plot which you have to mark the proposed development on (map prices start at £10 plus VAT and you can buy them via the Planning Portal).

The application will ask you about the external materials being used and how you will control rainwater – many garden rooms use water butts for rainwater collection or have a soak away sited away from the building into which the rainwater drains.

There is a fee for full Planning Permission; this can differ from local authority to local authority. The Planning Permission application process takes around eight weeks.

## **NB/ WE OFFER A FULL DESIGN SERVICE TO INCLUDE:**

- ✓ Full working drawings to scale containing building regulations (if required).
- ✓ Site location plan to scale.
- ✓ Planning and building regulations applications (if required).
- ✓ Obtaining the Certificate of Lawfulness.

There are fees for the services mentioned above and these will vary depending on the proposed project.