

PERMITTED DEVELOPMENT - A GUIDE FOR HOUSEHOLDERS

Certain types of works or developments to houses are allowed without the need to make a planning application. Such work is called 'Permitted Development'. This leaflet offers simple advice to the householder rather than a full explanation of planning law. However, it is always advisable to **contact the Planning Department before commencing any work.**

Whether your proposal is permitted development or not, good design is always important. Any extensions or alterations you wish to make should be in scale and harmony with your house and surrounding properties. Particular thought should be given to details such as windows, doors and the materials you intend to use. Householders are encouraged to employ an experienced professional to design and prepare plans of any extension or major alteration.

The Council's planning officers are always happy to offer general design guidance and discuss your proposals prior to the submission of your scheme. They can also advise as to whether Building Regulations Approval would be necessary.

Some types of property and properties in certain areas will almost **always** require a planning application for even minor works. This includes:

- Extensions and alterations **to flats** (excluding internal alterations) will generally require planning permission.
- If your house is a designated **Listed Building** you should seek the advice of the Planning Department as to what consent you may require before beginning any internal or external work.
- It may be that your house is within a **Conservation Area and subject to an Article 4 Direction**. This means that it has been identified as a property worthy of preserving because of its traditional character and appearance. In such cases planning permission will be required for even minor works such as the replacement of traditional windows or the removal of chimneys. Effectively your 'Permitted Development' rights enjoyed by most householders have been removed. **You must check with the Planning Department to see if your house is within this category.**

In addition, other properties such as barn conversions have had their **Permitted Development Rights** removed to maintain the quality of the original design to or to avoid problems on small sites. Please check with the Planning Department if you think this applies to

The council has no obligation to provide the information requested therefore cannot be held liable in the event of inadvertent error in the information given. For legally binding advice as to whether your proposal is permitted development we would advise you to apply for a Certificate of Lawful Development.

Your Name and Address:

.....

.....

Post Code:.....

Tel / E-mail:

Address of Proposed Works:.....

.....

.....

Post Code:.....

Type of Property
(Detached/Terrace etc).....

Has the property had any previous
extensions or outbuildings (sheds / garages /
greenhouses etc) since 1948?
YES / NO

If yes, please state their dimensions and
location in relation to the property

.....

PROPOSED WORKS

Description of Works:

.....

.....

.....

.....

Location of Works (Rear / Side / Front etc)

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Distance to Boundaries (from edge of
proposed works)

Front

Rear

Side (please clarify which)

Side (please clarify which)

Building / Extension Details

	Existing Building	Proposed Building
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Length

Height to
eaves

Total height

Width

Type of proposed roof (pitched/mono/lean-to)

.....

Materials (external)

	Existing	Proposed
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Walls:

Roof:

Windows:

Doors

Windows - if your proposal includes a window
in a upper floor which is located on a side wall
or roof slope, it will automatically require a
planning application *unless* it is: -

- obscure glazed and non opening; **or**
- obscure glazed and have an opening
section installed at least 1.7m above the
floor of the room.

Will your proposal include a window on a upper
floor? YES / NO

If yes, where will the window (s) be located?

.....

Will it be obscure glazed? YES / NO

Will it open? YES / NO

If yes, how high will the opening be from the
floor level of the room?

.....

Will the proposal include the installation of a chimney, flue or soil and vent pipe? YES / NO

If yes, where on the building will it be located?

Will it exceed the highest part of the roof by over 1m? (excluding existing chimneys) YES / NO

Uses

Is any part of the proposal to be used for a commercial purpose? YES / NO

If yes, please give details

Hard Surfacing / Decking / Patios etc

Is the proposal to include the provision of any hard surfacing of land? YES / NO

If yes, where on the property? (front/side/rear)

Is the hard surfaced area to provide a vehicular access? YES / NO

Please give a measurement for the area to be surfaced

Will the surface area be raised above the existing ground level? YES/NO

If yes please provide measurements and construction details

Will the area be surfaced in a porous material? YES / NO If yes, what type?

If no, will provision be made for surface water to run off or drain to a permeable or porous surface or area? YES / NO

Give details.....

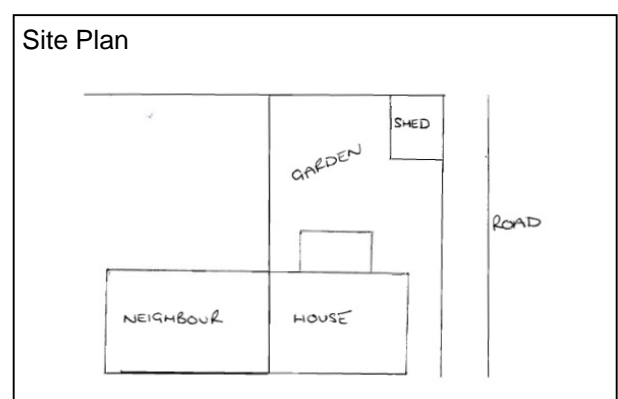
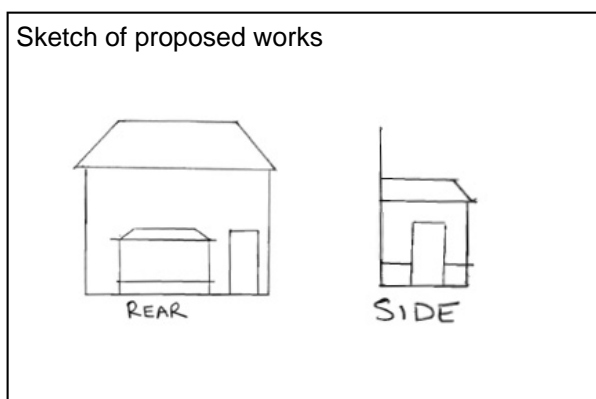
Does the proposal involve any demolition? YES / NO

If yes, please give details.....

Are any trees affected by the proposal? YES / NO

If yes, please give details.....

Please turn over and provide some simple sketches of the proposal and a site plan. The drawings **do not** need to be drawn professionally or to scale. They are to illustrate to us, what the proposal will look like roughly, how large it will be and how it will relate to the existing property and those around it. Examples are shown below for a standard conservatory.



Once complete please return to: Planning and Development Manager, Allerdale Borough Council, Allerdale House, Workington, Cumbria, CA14 3YJ

Freehand sketch of proposed works. Please include all dimensions where possible.

Site Plan. Please draw a plan showing the siting of the proposed works in relation to the house, the highway, (roads, footpaths, lanes, cycleways) outbuildings and any neighbouring properties or other structures.

Print Name

Signature.....

Date.....