

Self Assessment Form D

Do I Need Planning Permission For Additions Or Alterations To The Roof (Dormer Windows Roof Extensions, Reroofing, Rooflights etc. (Classes B & C)

If you live in a flat, maisonette, mobile home, caravan or wish to develop a commercial property please contact the planning department (01253 658 435) as this form will not apply to you.

If your proposal includes the installation, alteration or replacement of solar panels or solar collectors please complete form F.

From 1st October 2008 an extension or addition to your home will be considered to be permitted development, **not** needing planning permission if you answer “**NO**” to **ALL** of the following questions, comply with the following **CONDITIONS (A, B and C)** and there are no planning restrictions removing such rights on your property. **Please read the guidance overleaf before answering the questions below or for more information refer to our website (www.fylde.gov.uk/permission).**

DORMER WINDOWS, ROOF EXTENSIONS ETC.

Is the proposal:-

1	going to be used for commercial / business use? i.e. Home office	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2	in a conservation area? (Please refer to Guidance overleaf)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3	higher than the highest part of the existing roof?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
4	to extend beyond the plane of any existing roof slope of the principal elevation and front a highway?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
5	a roof extension that would add more than 40 cubic metres to the volume of the original roofspace of a terraced house? (3 or more houses in a row)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
6	a roof extension that would add more than 50 cubic metres to the volume of the original roofspace to any detached or semi detached house?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Does the proposal:-

7	involve the construction of a veranda or balcony?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
8	involve the construction of a raised platform or decking with a height greater than 300 millimeters(measured from the original ground level)?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Question

Your proposal includes an alteration which is a chimney, flue, soil or vent pipe.	True <input type="checkbox"/>	False <input type="checkbox"/>
---	----------------------------------	-----------------------------------

If you answered “**False**” then the following **Conditions (A, B and C)** must be complied with.

If you answered “**True**” you must comply with these conditions and complete **Form E** for

Chimneys, Flues, Soil or Vent Pipes.

CONDITIONS: The following conditions must be complied with

A	Materials to be similar in appearance to existing house.
B	Roof extensions, apart from hip to gable ones are to be set back, as far as practicable, at least 20cm from the eaves.
C	Side-facing windows to be obscure-glazed and any opening to be 1.7m above the internal floor level.

ROOFLIGHTS REROOFING ETC.

Does the proposal:-

8	project more than 15 centimetres from the original roof plane. (surface of the original roof).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9	project higher than the highest part of the original roof?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Question

Your proposal includes an alteration which is a chimney, flue, soil or vent pipe.	True <input type="checkbox"/>	False <input type="checkbox"/>
Your proposal includes the installation, alteration or replacement of solar panels or solar collectors.	True <input type="checkbox"/>	False <input type="checkbox"/>

If you answered “**False**” then the following **Conditions (A and B)** must be complied with. If you answered “**True**” you must comply with these conditions and complete **Form E** for **Chimneys, Flues, Soil or Vent Pipes** and **Form G** for **Solar Panels and Wind Turbines**

CONDITIONS: The following conditions must be complied with

A	side-facing windows to be obscure-glazed.
B	any opening on side-facing windows to be 1.7m above the internal floor level.

Disclaimer: The information and advice contained in this form is **NOT** a formal determination under S192 of the Town and Country Planning Act 1990. If you require a written determination on the requirement for planning permission an application for a Certificate of Lawful Proposed Development is required to be submitted with the relevant fee and documentation. The necessary form together with guidance can be downloaded from our website (www.fylde.gov.uk/permission) or you can also make an online application through the **Planning Portal** (www.planningportal.gov.uk). Applications for Planning Permission can also be submitted this way. To view the legislation please follow this link to [The Town and Country Planning \(General Permitted Development\) \(Amendment\) \(No. 2\) \(England\) Order 2008](#) (www.opsi.gov.uk/si/si2008/uksi_20082362_en_1) (Refer to Class B and C)

Alternatively, you may obtain a written opinion from the local planning authority by completing a householder development enquiry form (www.fylde.gov.uk/permission) and submitting it to us with a fee of £30.00.

Guidance: 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 and you should check that there are no restrictive conditions on any planning decision relating to the property.



If your house is a Listed Building then Listed Building Consent is likely to be required even if planning permission is not necessary.