

Planning Self Assessment

Class A



Do I Need Planning Permission for – An Alteration or Extension Attached To My House?

Use this form if:

You want guidance on whether planning permission will be required for an extension or alteration to a domestic dwelling.

Do not use this form if:

- You want a definitive opinion on whether planning permission is required as this can only be provided through a Certificate of Lawful Development.
- The property in question is a flat, maisonette, caravan, park home, commercial property, or became a dwelling by virtue of a change of use through the permitted development legislation.
- The property does not benefit from permitted development rights.

To use this form please read the questions below, and the conditions below them. If you can answer 'no' to all questions and can satisfy all the conditions then it is likely that your proposal can be constructed without planning permission being required.

	Key Question	Y/N
1	Will the extended property cover more than 50% of the lawful curtilage of the dwelling?	
2	Will the height of the extended or altered property exceed the height of the highest part of the roof of the existing dwellinghouse?	
3	Will the height of the eaves of the part of the dwellinghouse that is to be extended or altered exceed the height of the eaves of the existing dwellinghouse?	
4	Will the extended part of the property extend beyond a wall that: i) forms the principal elevation of the original dwellinghouse (i.e. is it to the front?); ii) fronts a highway and forms a side elevation of the original dwellinghouse (i.e. a side extension to a property on a corner plot which would project closer to a highway)	
5	Will the extension be more than a single storey, more than 4m in height or project by more than 4m (detached house) or 3m in other cases beyond the rear wall of the original dwelling? In cases where the projection exceeds the stated dimension here but is less than 8m (detached house) or 6m (other cases) beyond the original rear wall then it can still be possible to erect the extension as permitted development but a Prior Notification application is required (see note 1 below)	
6	If the extension is to have more than a single storey will the projection from the rear wall of the original dwelling exceed 3m or will the extension be within 7m of any boundary of the curtilage that is to the rear of the proposed extension.	

7	If the extension is to be within 2m of any boundary of the curtilage to the dwellinghouse will the eaves of the extension exceed 3m in height?	
8	If the extension is to be to the side of the property will it exceed 4m in height, or be more than single storey, or have a width that is greater than half the width of the original dwelling?	
9	Will it include a balcony, veranda, decking area, or other raised platform (meaning a platform with a height greater than 0.3m)?	
10	Will it include the installation, alteration or replacement of a microwave antenna, chimney, flue, or soil pipe?	
11	Will it include an alteration to any part of the roof of the dwellinghouse?	
12	If the property is in a conservation area will it involve any rendering or other cladding to the exterior of the dwellinghouse (e.g. with stone, artificial stone, pebble dash, timber, plastic or tiles)?	
13	If the property is in a conservation area will it involve an extension to the side of the original dwellinghouse?	
14	If the property is in a conservation area will it involve more than a single storey?	

Only if you have answered 'no' to all of these questions may your proposal be permitted development, although it will also be necessary for the extension to satisfy all the following conditions that are set out in the permitted development legislations as follows:

- 1) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- 2) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;
- 3) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

COMPLIANCE WITH THE KEY QUESTIONS AND CONDITIONS HERE INDICATES THAT THE PROPOSED EXTENSION IS LIKELY TO CONSTITUTE PERMITTED DEVELOPMENT.

Further Details:

If you wish to receive a definitive view on whether planning permission is required then you will need to submit an application for a Lawful Development Certificate to Fylde Council. This is a form of application that involves the submission of detailed plans of the proposal so that we can establish if it complies with the permitted development legislation.

If you wish to see further details of the planning and building regulations process, and for further guidance on permitted development legislation please go to the Planning Portal via <https://www.planningportal.co.uk/>

If your proposal requires planning permission then you can make a planning application directly to Fylde Council via the website address below, or through the Planning Portal.

If you wish to seek an informal officer opinion regarding the merits of making a planning application for any householder development works then this can be obtained from Fylde Council. Details of this service, which attracts a fee of £50, can be found on the 'pre-application advice' section of our website below.

Notes:

1. Prior Notification – If your proposed extension exceeds the 3m or 4m projection set out in question 5, but complies with all other questions and conditions then it is possible that the works could be undertaken as permitted development but it will be necessary for a Prior Notification application to be made. This requires you to complete the relevant form, submit drawings and pay a £96 application fee to Fylde Council. Our assessment of the application will include contacting your neighbours for their views and if they express concerns then we will assess how the extension impacts on their amenity to determine if it can be constructed as permitted development.
2. Listed Building - If your house is a listed building then Listed Building Consent is very likely to be required even if planning permission is not necessary. See <https://historicengland.org.uk/listing/the-list/>
3. Original dwelling - The legislation refers to the term 'original dwellinghouse' which 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 which may affect whether an extension can be constructed without the need for planning permission. You should also check that there are no restrictive conditions on any previous planning permission relating to the property.
4. Building Control - This form does not determine the requirement of Building Regulations Approval which comes under different legislation. Our Building Control department has also created a series of self-assessment forms for you to determine whether or not the work you are intending to carry out is exempt from Building Regulations requirements at <https://new.fylde.gov.uk/business/building-control/>

Contact details:

Council Website: <https://new.fylde.gov.uk/>
Planning webpage: <https://new.fylde.gov.uk/resident/planning/>
Email: planning@fylde.gov.uk
Tel: 01253 658435 (we should answer this during office hours, but if not please leave a voicemail for a call back within 24 hours)

Legislation:

This form is intended to provide a simple summary to the key elements of the permitted development legislation relating to house extensions. The legislation itself is Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). The original version of the legislation is available here <https://www.legislation.gov.uk/uksi/2015/596/contents/made>

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.