

Planning Self Assessment

Class B



Do I Need Planning Permission for –
An Addition or Alteration to the roof of a dwellinghouse (e.g. dormer)?

Use this form if:

You want guidance on whether planning permission will be required for an addition or alteration to the roof of a domestic dwelling, such as the installation of a dormer.

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.
- The proposal relates to the insertion of rooflights only, as those works are covered by Class C.

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 any part of the works exceed the height of the highest part of the existing roof? | |
| 2 | Will any part of the works extend beyond the roof slope on the principal elevation of the property if that fronts a highway? (i.e., are the works to the front and facing a road?) | |
| 3 | Will the extended part of the roof lead to the cubic content (i.e., volume) of the dwelling's original roof space being exceeded by more than 40m ³ if the property is terraced or 50m ³ in any other case? Note: If previous additions have already been made to the original roof space (whether by an existing enlargement to the roof space or through the roof space created by other extensions) then those must be factored into the volume restriction as a cumulative figure. | |
| 4 | Is the property within a conservation area? | |
| 5 | Has the property been extended through the construction of additional storeys under a permission granted by Class AA of the permitted development legislation? | |
| 6 | Will it include a balcony, veranda, decking area, or other raised platform (meaning a platform with a height greater than 0.3m)? | |

| | | |
|---|---|--|
| 7 | Will it include the installation, alteration or replacement of a chimney, flue, or soil pipe? | |
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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 must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- 2) Unless the works are for a hip-to-gable enlargement then the eaves of the original roof are to be maintained, and the edge of the enlargement closest to the eaves should, as far as is practicable, be not less than 0.2m from the eaves
- 3) Unless the works are for an enlargement that joins the original roof to a roof of a rear or side extension, no part of the enlargement can extend beyond the outside of any external wall of the dwelling
- 4) 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;

COMPLIANCE WITH THE KEY QUESTIONS AND CONDITIONS HERE INDICATES THAT THE PROPOSED ROOF ALTERATION 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 £70, can be found on the ‘pre-application advice’ section of our website below.

Notes:

1. Listed Building - If your house is a listed building then Listed Building Consent is likely to be required even if planning permission is not necessary. See <https://historicengland.org.uk/listing/the-list/>
2. 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.

3. 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 B 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.