

Planning Self Assessment

Class E



Do I Need Planning Permission for – The Erection, Alteration or Extension of a domestic outbuilding?

Use this form if:

You want guidance on whether planning permission will be required for the erection of an outbuilding within the lawful domestic curtilage of a 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.

Guidance

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 total area of ground covered by the building(s) exceed 50% of the area of the curtilage, excluding that covered by the original dwelling?	
2	Will any part of the outbuilding be situated on land that is forward of the principal elevation of the original dwelling?	
3	Will the building have more than a single storey and if the building has a dual-pitched roof will the external height above natural ground level exceed 4m?	
4	If the building has a flat or mono-pitched roof will the external height above natural ground level exceed 3m?	
5	If any part of the building is within 2m of the boundary of the curtilage will any part of it exceed 2.5m in height above natural ground level?	
6	Irrespective of the location or roof design, will the eaves height exceed 2.5m above natural ground level?	
7	Will the building be located within the curtilage of a listed building?	
8	Will it include a balcony, veranda, decking area, or other raised platform?	

9	Will it relate to a dwelling (Class E covers buildings that are for a purpose incidental to a house. Class E does not provide permitted development rights for works related to a house - for example, extensions to a house - which are covered by other Classes of the rules on permitted development)?	
10	Will it include a microwave antenna (permitted development rights for microwave antenna are covered under Class H of Schedule 2 to the Order)?	
11	If the property is in a conservation area will any part of the building be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwelling? (i.e. will it be to the side of the house?)	

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

It is also important to note that this permitted development right only relates to buildings that are to be used for a purpose incidental to the enjoyment of the dwellinghouse. This means that it can be used as a garage, domestic store, home office for the occupiers of the property, etc., but not as the base for a business, as an independent dwelling, or other such use which would not be entirely related to the occupation of the host property as a single dwelling.

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. 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.
2. 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 domestic outbuildings. The legislation itself is Schedule 2, Part 1, Class E 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.