

Inter diy

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PERMITTED DEVELOPMENT RIGHTS.

Whether you're simply looking to improve your existing house or carry out major works to one you're intending to buy, it pays to understand the scope of the available Permitted Development rights pack. ([mailto: jamesinterdiy@mail.com](mailto:jamesinterdiy@mail.com)) and we will send over a copy.

They are granted in the form of General Development Planning Orders (GDPOs) which apply separately to England, [Wales](#), [Scotland](#) and [Northern Ireland](#), and, in effect, they give implied planning consent to carry out certain classes of development.

In order to carry out work under Permitted Development the work must strictly conform to the current criteria, so it does make sense to either check with your local authority in the form of outline planning as the Permitted Development Rights pack may need to be clarified.

PLANNING NOTE: Example for single or two-story extension.

Under new regulations that came into force on 1 October 2008 an extension or addition to a house is considered to be permitted development and not requiring an application for planning permission, subject to the following limits and conditions:

- No more than half the area of land around the "original house" would be covered by additions to buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension higher than the highest part of the roof.
- Maximum depth of a single storey rear extension to be three metres for an attached house and four metres for a detached house.
- Maximum height of a single storey rear extension to be four metres.
- Maximum ridge and eaves height no higher than existing house.
- Roof pitch of extensions higher than one storey to match existing house
- Materials to be similar in appearance to the existing house.
- Upper-floor, side-facing windows to be obscure glazed: any opening to be 1.7m above the floor.

An increasing number of local authorities offer a consultancy service for a small fee, and will confirm in writing whether or not a planning application is required. This can be very useful when it comes to reselling the property within the first four years of completion.

Should you feel you qualify for permitted development and you wish to get building regulation drawn up immediately you can check whether or not planning application is required by going for outline planning shown in www.interdiy.center. Fees page price range 1 and have that deducted from Fees page price range 3, should you wish to commit yourself for full building regulations.

Kind Regards.

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