

**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.

## LAWFUL DEVELOPMENT CERTIFICATE ( LDC )

While it should be possible in most cases to decide whether or not a proposed project qualifies as permitted development there will inevitably be instances where the decision is less clear cut.

If there is any ambiguity or question over whether your proposal passes the permitted development tests you have a number of options. It may, for instance, be possible to alter your plans to ensure they meet permitted development limits and conditions.

For peace of mind you may choose to apply for a lawful development certificate (LDC). This is not the same as planning permission but is proof that your household building work is lawful.

This option is well worth considering even if you are sure your project is permitted development. If you should later want to sell your property, an LDC may be helpful to answer queries raised by potential buyers or their legal representatives. As such, it is important that all paperwork and records relating to your property are clear and up to date.

You can apply to your local council for an LDC using the Planning Portal's secure online application service. You will have to pay a fee.

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](http://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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[www.interdiy.center](http://www.interdiy.center)