Permitted Development

FACT SHEET

What is “permitted development”? Permitted development refers to operations/works that may be undertaken with the benefit of a general grant of planning permission under Government legislation, without the need for the submission of an application for formal planning permission from the Local Planning Authority (LPA). Permitted development rights relate to a range of various residential, commercial, industrial and agricultural buildings/uses.

Householder permitted development rights
These allow householders to improve, alter and extend their homes without the need to seek a specific planning permission. The provisions are subject to strict requirements regarding size, siting, and materials, and it is important that homeowners understand how they can exercise their rights to carry out development while protecting the interests of their neighbours and the wider environment. Anyone who has no previous knowledge of permitted development issues will find it useful to look at the basic information on the Planning Portal at:


It should be noted that the permitted development rights which apply to many common projects for houses/bungalows do not apply to flats, maisonettes or other buildings.

In some areas, known generally as ‘designated areas’, permitted development rights are more restricted. If you live in a Conservation Area, World Heritage Site, National Park, an Area of Outstanding Natural Beauty, or the Norfolk or Suffolk Broads, you will need to apply for planning permission for certain types of work which do not need an application in other areas.

There are also different requirements if the property is a listed building. Further information can be found at:


Permitted Development Rights withdrawn
In some cases the local planning authority may have removed some of your permitted development rights by issuing an Article 4 direction. This will mean that you have to submit a planning application for work which normally does not need one.

Article 4 directions are made when the character of an area of acknowledged importance would be threatened. They are most common in conservation areas. You may know if your property is affected by such a direction, but you can check with the local planning authority (LPA) if you are not sure.

In addition, permitted development rights may have been removed in individual cases by the imposition of a planning condition attached to the planning permission for the erection of the dwelling. Again, check with the LPA if you are unsure.
Building Regulations

Building Regulations generally apply if you want to build an extension to your home.

However, a porch or conservatory built at ground level and with a floor area of no more than 30sqm in floor area is normally exempt, provided that any glazing and any fixed electrical installation complies with the applicable requirements of the Building Regulations.

Do I need planning consent or building regulations?

With all building work, the owner of the property or land is responsible for meeting the relevant planning rules and building regulations.

You can check whether you’re likely to need planning permission by reading through our guidance on householder permitted development rights, and visiting the Planning Portal’s interactive guide. The Council provides an effective informal “Do I Need” (DIN) service whereby written confirmation of the necessity for the submission of a formal planning application and/or building regulations consent may be obtained.

Useful information may be obtained via the following links:


http://www.planningportal.gov.uk/wps/portal/portalhome/unauthenticated

Are permitted development rights different for non-domestic buildings, and buildings in multi-occupation?

Yes. Commercial, industrial, agricultural, and other non-domestic buildings, and buildings in multi-occupation have limited permitted development rights. However, most works would normally need permission, and you should check with the LPA.