



Heritage

· Garden Buildings ·

Planning Permission Fact Sheet

We are always asked “Do I need planning permission”?

Outbuildings, including timber structures are considered Permitted Development, not requiring application for Planning Permission if a certain criteria is met. The majority of our Garden Buildings will not require planning permission, due to the regulation of Permitted Development.

The next part is ensuring you meet what is classed as the ‘Permitted Development’ criteria, this includes:

- Where you live and Designated Land
- Where you wish to place the garden building
- The type of property you live in
- How much area you wish to use
- The height of the building and Distance from the boundary

Where you live and Designated Land

Designated Land areas that do NOT apply to Permitted Development regulations.

- A National Park area
- The Norfolk or Suffolk Broads
- A listed building
- A World Heritage Site
- A Conservation Area
- An area of outstanding natural beauty

If you live in any of the areas listed above you will need to check with your local council for planning restrictions.

Please do not let the information provided deter your plans for a garden building. The Process of application for Planning Permission is often not as tedious as you would imagine.

Unfortunately the Planning Permission process is not a service SCI Heritage can help with.

Where you wish to place the garden building

- Outbuildings are not allowed under Permitted Development regulations to be closer to a road or Highway than the original house as it stood on 1st July 1948, if built before that date.

The type of property you live in

Properties that are NOT under Permitted Development regulations are:

- Flats
- Maisonettes
- Mobile Homes / Caravans
- Commercial Properties
- Listed Buildings

Properties that ARE acceptable under Permitted Development regulations:

- Houses

How much area you wish to use

- Outbuildings and other additions must not exceed 50% of the total area of land around the original house. Sheds and all other outbuildings and extensions to the original house must be included when calculating this 50% limit. (The term original house means the house as it was first built or as it stood on 1 July 1948, if it was built before that date).

The Height of the Building and Distance from the Boundary

Buildings that do not require planning permission comply with the list below.

- Building placement has to be less than 2.0 metres from the boundary of the property if the overall height of the building is 2.5 metres or under from ground level
- Building placement has to be more than 2.0 metres from the boundary of the property if;
You want the maximum overall height of an apex / dual pitched / hipped roof to be 4.0 metres (over 4.0 metres Planning Permission would be required)
(Please bear in mind – a single storey garden building eaves height is a maximum of 2.5 metres)
You want the maximum overall height of a pent / sloped roof to be 3.0 metres (over 3.0 metres Planning Permission would be required)
(Please bear in mind – a single storey garden building eaves height is a maximum of 2.5 metres)

- If the criteria with height and boundary distance is met and the building is no bigger than 30 square metres (internal size) you are within the Permitted Development regulations and Planning Permission will not need be applicable. If taller, bigger or not within the boundary distance then planning permission will need to gained through application first.

Other Regulations for Consideration

- To be permitted development, any new building must not itself be separate, self-contained, living accommodation and must not have an antenna.

If you have any doubts in relation to Planning Permission, Permitted Development Criteria or Listed Building Consent please contact your local council or authority office for help and guidance.