

PLANNING PERMISSION and BUILDING REGULATIONS

Rules governing outbuildings apply to sheds, playhouses, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwelling house. If you are unsure if your planned building falls into the category of 'outbuildings' or if you are unsure if planning permission is required, please contact your local planning authority. Outbuildings are considered to be permitted development, not needing planning permission, subject to the following limits and conditions:

Please note: The general guidance described here applies to houses only and not to, Flats and maisonettes, Converted houses or houses created through the 'permitted development' rights, 'New Dwelling houses', Other buildings or areas where there may be a planning condition, Article 4 Direction or other restriction that limits permitted development rights.

Please note you are responsible for determining if you require and for obtaining planning permission and building regulation approval. If you are not sure then refer to the Government Planning Portal website. The following notes are offered for general outline information purposes only. For further more detailed and up to date information, visit the Government Planning Portal website.

https://www.planningportal.co.uk/info/200130/common_projects/43/outbuildings

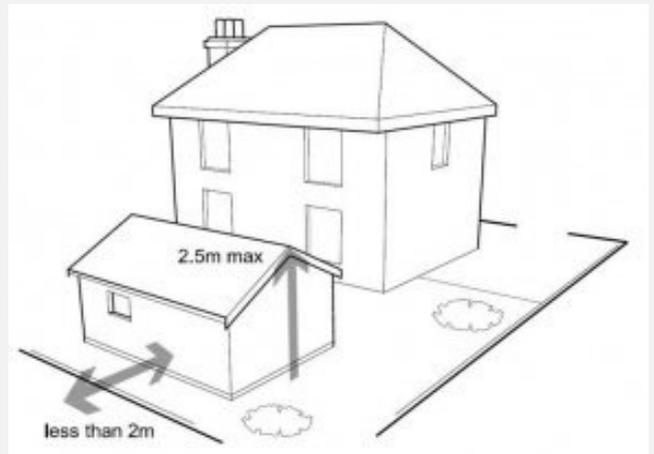
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FAQ:

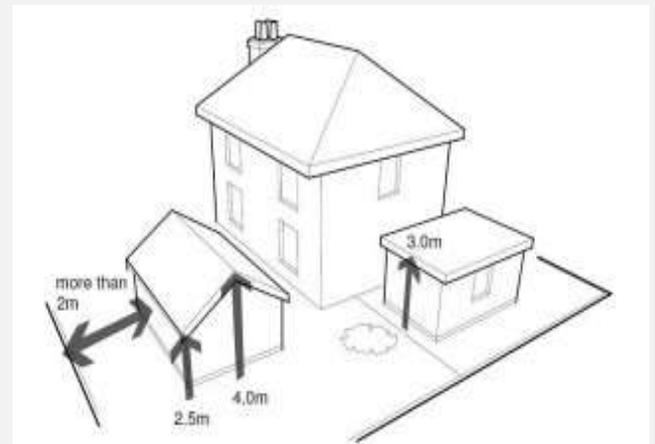
What Is The Maximum Height Garden Building I Can Have Without Planning Permission?

Garden Buildings are considered Permitted Development and do NOT require planning permission as long as:

The building is to be placed less than 2.0m from the boundary of the property with a maximum overall height of no more than 2.5m from existing ground level.

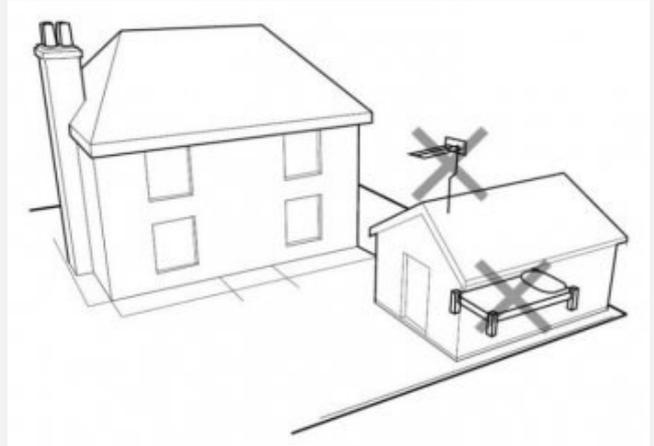


The building is to be placed more than 2.0m from the boundary of the property. If this is the case, a single storey garden building can have a maximum eave height of 2.5m, which is a maximum overall height of 4.0m for a dual-pitched roof and 3.0m maximum overall height for a pent roofed building. If you would like the overall height to be taller than these roof heights, you will need to apply for planning permission.



What other Criteria to Consider Regarding Planning Permission for your Garden Building?

The building is not to be used as self-contained living accommodation or have an antenna*.



No more than 50% of the area of land around the original house* should be taken up by garden buildings or other buildings. *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). Although you may not have built an extension to the house, a previous owner may have done so.



Outbuildings should not be closer to a road or public highway than the original house* itself. *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). Although you may not have built an extension to the house, a previous owner may have done so.



If your garden building does NOT meet the above criteria, e.g. if you want a garden building taller than 2.5m and situated less than 2.0m from a boundary of your property, then you would NEED to apply for planning permission.

If, however, your garden building DOES comply with the above criteria, you won't need to apply for planning permission and you can have a garden building up to 30m² (internal size). Anything bigger than 30m² will need to go through building regulations.

Other Special Considerations

Listed buildings are objects or structures that have been judged by Historic England and the Secretary of State for Culture, Media and Sport to be of national importance in terms of architectural or historic interest. These structures, once approved, feature on a dedicated register called the List of Buildings of Special Architectural or Historic Interest.

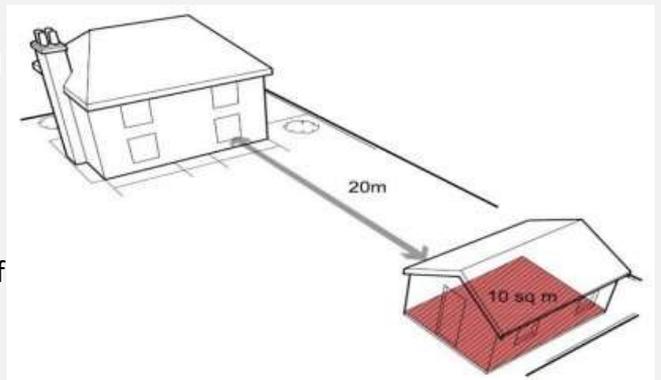
There are increased rules around listed buildings, so any garden building or outbuilding that is to be placed within the curtilage of a listed property will require planning permission. If you go one step further and require a structure to be built and attached to a listed property, you will need both listed building consent AND planning permission.

Designated Land

There are also additional limitations if your property is located on designated land. Designated land is the term used to describe areas of interest such as: national parks, the Broads, World Heritage Sites, Areas of Outstanding Natural Beauty and conservation areas.

There are two main points to get your head around with designated land: one includes conservation areas, one does not:

Let's start with the first point (this point only refers to garden buildings that are to be placed in either national parks, World Heritage Sites, the Broads, or Areas of Outstanding Natural Beauty. NOT conservation areas): the maximum area to be covered by garden buildings that are positioned more than 20m from any wall of the house is limited to 10m². You can still have a garden building larger than 10m² in your garden if you wish you would just need to obtain planning permission before you can do so.



The second point refers to designated land as a whole (so it INCLUDES conservation areas): on designated land, you cannot have a garden building to the side of a property without requiring planning permission.



Is building regulations approval needed for an outbuilding?

If you want to put up small detached buildings such as a garden shed or summerhouse in your garden, building regulations will not normally apply if the floor area of the building is less than 15 square metres and contains NO sleeping accommodation.

If the floor area of the building is between 15 square metres and 30 square metres, you will not normally be required to apply for building regulations approval providing that the building contains NO sleeping accommodation and is either at least one metre from any dwelling house or boundary or it is constructed substantially of non-combustible materials.

Please note you are responsible for determining if you require building regulation approval. If you are not sure then refer to the Government website for detailed and up to date information.