

## Seeking Permission?



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Not normally a light read, planning policy is rarely riveting stuff. If you are considering improving your home, however, read on. You may be interested in changes to the planning system which came into force on 1st October 2008.

Many home extensions no longer require planning permission. The changes mean that most householders will be able to build a loft conversion and a ground floor rear extension without having to apply for planning permission.

What this means is that you now may not have to wait the 8 weeks for a planning decision and could get straight on with making your plans a reality. You also save the money associated with the planning application.

In simple terms you will be able to build a single storey ground floor rear extension provided that:

- The extension does not extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse or 3 metres in the case of any other dwellinghouse.

- The height does not exceed 4 metres or 3 metres where it is within 2 metres of the boundary of the curtilage of the dwellinghouse.

In addition a householder can also build a loft conversion provided that:

- The cubic content of the extended roof does not exceed 40 cubic metres in the case of a terrace house or 50 cubic metres in any other case.
- Any enlargement, other than in the case of a hip-to-gable construction, would be 20 centimetres from the eaves of the original roof.

Before you rush out to dig your foundations, this type of project still needs to comply with building regulations and the relevant applications still need to be submitted. This is a very simplistic look at the new policy and it is worth talking it over with someone in the know. A builder or architectural consultant should be able to advise you on your specific requirements. More information on planning can be found at [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

Source: Federation of Master Builders