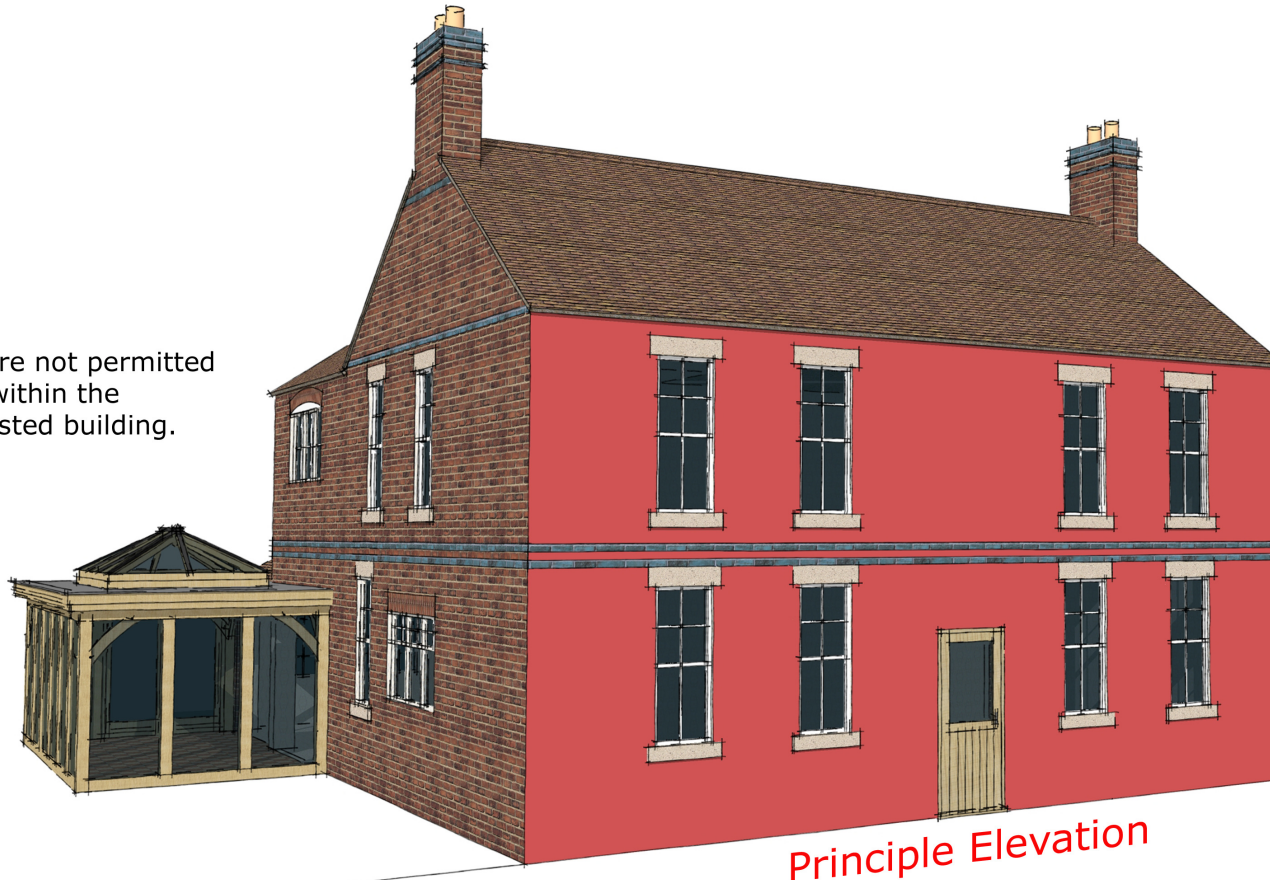


Outbuildings are considered to be permitted development, not requiring an application for planning permission, provided all the conditions are met.

Extensions (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house.

Outbuildings are not permitted development within the **grounds** of a listed building.

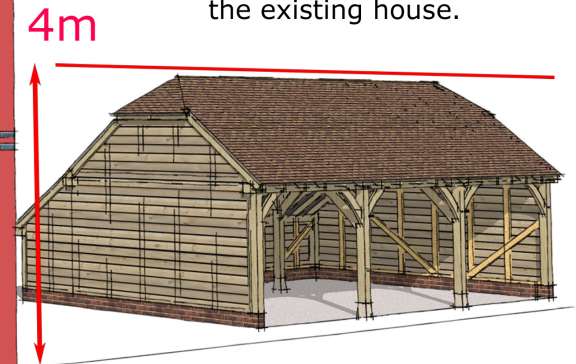


Extensions and outbuildings generally fall under permitted development of the original house if they are under **4m** in height and **not** in front of the principle elevation - that is usually where the original front door was located.

Extensions forward of the principal elevation or side elevation of a house and fronting a highway are **NOT** permitted development.

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).

Roof coverings 'should' match the existing house.



To be permitted development, any new building must not itself be separate, self-contained, living accommodation

Width of a side extension must not have a width greater than **half** the width of the original house. Side extensions to be single storey with a maximum height of four metres.

Single storey rear extension must not extend beyond the rear of the original house by more than 3m on an attached house or by 4m if a detached

If the outbuilding is within 2 metres of the property boundary the whole building should not exceed 2.5 metres in height.

