

## LOFT CONVERSIONS

Subject to conditions below, loft conversions are now considered permitted developments that DO NOT need planning permission.

- A volume allowance of 40 cubic metres for terraced houses.
- A volume allowance of 50 cubic metres for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope of the principal elevation that fronts the highway.
- No extension to be higher than the highest part of the roof. • Materials to be similar in appearance to the existing house. • No verandas, balconies or raised platforms.
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- Roof extensions, apart from hip to gable ones, to be set back, as far as practicable, at least 20cm from the eaves.
- Roof extensions are not permitted development in areas such as national parks or conservation areas.

## PORCHES

Porches are permitted development as long as the ground area will not exceed 3m square, the height will not exceed 3m above ground level. The structure should be more than 2m away from any boundary of the curtilage with a highway.

## CONSERVATORIES

Conservatories are considered to be the same as extensions for planning purposes.

## RENEWABLE ENERGY PRODUCTS

Installation of many renewable energy products DO NOT require planning permission such as roof or wall mounted solar panels, wind turbines, ground source heat pumps and bio-mass fuel appliances installed internally.

## FENCES, WALLS & GATES

You DO require planning permission for your fence, gate or wall, if any of the following applies.

- It is over 1 metre high and next to a highway used by vehicles (or footpath of a highway), or over 2 metres high elsewhere.
- The house is a listed building or in the curtilage of a listed building.
- The fence, wall or gate, or any other boundary involved, forms a boundary with a neighbouring listed building or its curtilage.
- The right to put up or alter fences, walls and gates is removed by an Article 4 direction or a planning condition\*
- Planning permission IS NOT required to take down a fence, wall, or gate, or to alter or improve an existing fence, wall or gate as long as its height is not increased. In a conservation area, however, permission may be needed.

## FRONT DRIVEWAYS

You DO NOT require planning permission for any driveway with a porous or permeable surface such as gravel, porous asphalt, block paving or permeable concrete.

You Do require planning permission for driveways made from impermeable materials that are over 5 metres square.

## DECKING

Decking DOES NOT require planning permission providing that the decking is no more than 30cm above ground level and does not cover more than half the garden area.

NOTE: These guidelines are for guidance only. It is essential to get clarification from your local planning authority before commencement of any work. Flats and maisonettes are not covered by these guidelines. Special conditions apply to listed building development. Further information is available at [www.planningportal.com](http://www.planningportal.com)

\*Article 4 directions are most commonly applied to conservation areas.

**EXTENSIONS,  
PORCHES & LOFT  
CONVERSIONS  
PLUS DECKING, WALLS,  
GATES & DRIVEWAYS...**

*...do I need  
planning permission?*

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## HOME EXTENSIONS

If you are adding to or extending your home you **DO NOT** need planning permission, provided you meet the new limits and conditions detailed below.

- No more than half the area of land around the original house would be covered by additions or other buildings.
- Maximum depth of a single-storey rear extension of 3 metres for an attached house and 4 metres for a detached house.
- Maximum height of a single-storey rear extension of 4 metres.
- Maximum depth of a rear extension with more than one storey of 3 metres including ground floor.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Maximum eaves height of an extension within 2 metres of the boundary of 3 metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of 4 metres and width no more than half that of the original house.
- Two-storey extensions no closer than 7 metres to rear boundary.
- Roof pitch of extensions higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- Special restrictions apply to land such as national parks and conservation areas.

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Head Office: The Nurseries, New Passage, Bristol BS35 4LZ