

Guidance Note : Notification of a Larger Home Extension

On 9th May 2013, secondary legislation was laid before Parliament which increased the size of single-storey rear extensions which can be built under permitted development and came into force on 30th May 2013. This was originally for a period of three years, between 30th May 2013 and 30th May 2016¹. However, this period has now been extended to 30th May 2019.

Most householders will be able to build larger single storey rear extensions under permitted development. This does not apply to properties in Conservation Areas, Areas of Outstanding Natural Beauty, National Parks and Sites of Special Scientific Interest. The size limits will double from:

- **4 metres to 8 metres for detached houses; and**
- **3 metres to 6 metres for all other houses.**

These new larger extensions (ie. if they extend between 4 and 8 metres, or between 3 and 6 metres), must go through the following process²:

1. A homeowner wishing to build a larger single-storey rear extension must notify the local planning authority and provide:
 - (a) A written description of the proposal which includes:
 - the length/width that the proposed development extends beyond the rear wall of the **original** house;
 - the maximum height of the proposed development;
 - the height of the eaves of the proposed development;
 - (b) a plan of the site showing the proposed development;
 - (c) the addresses of any adjoining properties (ie. those who share a boundary, including to the rear);
 - (d) the homeowner's contact address; and
 - (e) the homeowner's email address, if the homeowner is content to receive communications electronically.

Fee required: £96.00.

The local planning authority may ask for further information in order to consider the impact of the proposed development on the amenity of any adjoining properties.

Note 1: The development must accord with all other relevant limitations and conditions which apply to other rear extensions allowed under permitted development. These are set out in Class A, and include for example, the requirement that the extension must be constructed using materials of a similar appearance to those used in the construction of the rest of the house.

¹See paragraph A.1 (ea) of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, available at www.legislation.gov.uk

² See paragraph A.4 of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, available at www.legislation.gov.uk

Note 2: In addition, there may be a condition on the planning permission under which your house was erected which removes these rights, or the site may be subject to an “Article 4 Direction” which similarly removes these rights. If you need advice please contact the Planning and Building Service on 01264 36800.

2. The local planning authority will notify the owners/occupiers of any adjoining properties about the proposed development. This will include:
 - (a) a description of the proposed development, including information in 1(a) above;
 - (b) the address of the proposed development;
 - (c) the date when the homeowner submitted their proposal and when the 42 day determination period ends;
 - (d) how long neighbours have to make objections (minimum of 21 days) and the date by which these must be received;

A copy of this notice will be sent to the homeowner.

3. If an adjoining neighbour objects to the proposed development within the 21 day period, the local authority will take this into account and make a decision about whether the impact on the amenity of all adjoining properties is acceptable. No other issues will be considered.
4. When assessing the impact on any adjoining properties, the local planning authority will be required to:
 - (a) take into account any representations made by an adjoining neighbour; and
 - (b) consider the amenity of **all** adjoining properties, not just those properties which are the subject of representations.
5. The development shall not begin before one of the following has occurred:
 - (a) the local planning authority sends a written notice to the homeowner that their **prior approval is not required**;
 - (b) the local planning authority sends a written notice to the homeowner **giving their prior approval**; or
 - (c) **the expiry of the 42 day determination period** (from date of receipt of proposal, as confirmed by our acknowledgement letter), without the local planning notifying the homeowner as to whether prior approval is given or refused.
6. The development shall be carried out:
 - (a) where prior approval is required, in accordance with the details approved by the local planning authority;
 - (b) where prior approval is not required; or
 - (c) the expiry of the 42 day determination period, in accordance with information submitted in 1(a)-(e) above.

unless the local planning authority agrees any changes in writing.

7. The development must be completed on or before 30th May 2019 and the homeowner must notify the local planning authority in writing of the date of completion.
8. If approval is refused, the homeowner may appeal under the normal procedures for Householder Appeals, with the time limit for submission to The Planning Inspectorate being 12 weeks from the date of the notice of the decision or determination giving rise to the appeal.