

THE EXCEPTIONS

In some areas of the country, known generally as 'designated areas', permitted development rights are more restricted. For example, if you live in:

- A Conservation Area
- A National Park
- An Area of Outstanding Natural Beauty

You will need to apply for planning permission for certain types of work which do not need an application in other areas. There are also different requirements if the property is a listed building.

Please bear in mind that the permitted development rights which apply to many common projects for houses do not apply to flats, maisonettes or other buildings.

Commercial properties also have different permitted development rights to dwellings.

A home study or office will not require planning permission but you will need permission to run your business from an outbuilding

BUILDING REGULATIONS

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 boundary or it is constructed substantially of non-combustible materials.

CAUTION

Planning regulations can seem complex, but in the case of outbuildings much of it is common sense. In most instances, a shed or cabin for recreational use will not need permission. However, if you are in any doubt that the purpose or positioning of your outbuilding may not conform to the spirit of the regulations, our advice is to check with the local planning authority.



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PLANNING GUIDE

FOR OUTBUILDINGS, CABINS & SHEDS

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PERMITTED DEVELOPMENT

On 25th May 2019, new regulations came into effect that changed temporary rules, known as permitted development rights, into permanent ones, including allowing homeowners to erect sheds, cabins, playhouses and summerhouses in their gardens without formal planning permission.

This is great news for anybody planning to make the most of their garden by adding one of our high quality traditional garden sheds, a premium shed or making a statement with one of our contemporary cabins.



THE RULES

In law, it is the rules governing outbuildings which apply to sheds, playhouses, greenhouses and garages, as well as to 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”



This means that under most circumstances a shed, cabin, playhouse or summerhouse will not require planning permission



WHAT'S THE EXCEPTION?

The main exception is when it becomes “self-contained” living accommodation. So, if you are using your outbuilding for recreational, leisure or hobby purposes there is no need for planning permission.

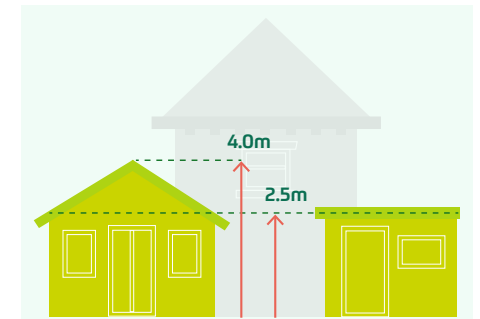
THE REGULATIONS

Outbuildings are considered to be “permitted development”, and therefore do not need planning permission, subject to the following limits and conditions:

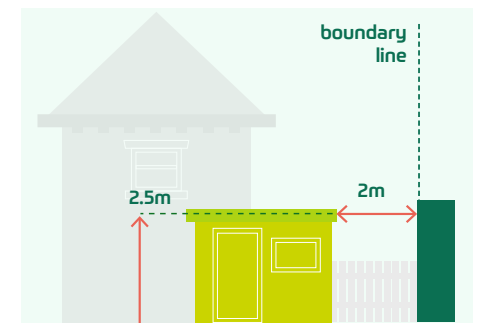
- **No outbuildings on land forward of a wall forming the principal elevation.**
- **Outbuildings and garages to be single storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof.**
- **Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwelling house.**
- No more than half the area of land around the “original house”* would be covered by additions or other buildings.
- More stringent rules may apply in National Parks and Areas of Natural Beauty, so it is important to run your plans past the appropriate planning authority.
- On designated land buildings, enclosures, containers and pools at the side of properties will require planning permission.
- Within the curtilage of listed buildings any outbuilding will require planning permission.



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