



UTTLESFORD DISTRICT COUNCIL

Council Offices, London Road, Saffron Walden, Essex CB11 4ER
Telephone (01799) 510510, Fax (01799) 510550
Textphone Users 18001

Email uconnect@uttlesford.gov.uk Website www.uttlesford.gov.uk

Planning Services

Permitted Development

Self Assessment Form

If you live in a flat, maisonette or mobile home or wish to develop a commercial property – this form does not apply to you.

Do I Need Planning Permission For My House Extension?

If you answer YES (to any question) you WILL require planning permission

Please apply online via planning portal www.planningportal.gov.uk

Below are a series of questions designed to assist you in assessing whether Planning Permission is required for the type of development you are proposing. An extension to your home will be considered to be 'Permitted Development' not requiring planning permission ONLY if you are able to answer 'NO' to ALL of the following questions (while also complying with Conditions A, B and C below) and so long as there are no other special planning restrictions removing permitted development rights on your property. You can check restrictions removing permitted development rights on Public Access – www.uttlesford.gov.uk/search. An application for a Certificate of Proposed Lawful Development will officially confirm your permission.

A separate permission under Building Regulations may be required and you should obtain the appropriate consent before carrying out the work. Please call 01799 510538 for further information.

Important: Please note that if you would like written confirmation that the proposed development is permitted development please submit an application for a Certificate of Proposed Lawful Development.

The Town and Country Planning (General Permitted Development)(England) Order
2015 Schedule 2 Part 1
Class A – Extensions

“the enlargement, improvement or other alteration of a dwellinghouse”

To determine whether permission is required for your proposal please answer the following:

Is the proposal?

1	Higher than the highest part of the existing roof?	Yes	No
2	Higher at the eaves, than the eaves of the existing house?	Yes	No
2	Forward of the “principle front elevation of the original house” or forward of the “side elevation of the original house fronting a highway”	Yes	No
4	A single storey rear extension over 3 metres deep for an attached house?	Not applicable	Yes No
5	A single storey rear extension over 4 metres deep for a detached house?	Not applicable	Yes No
6	A single storey extension over 4 metres in height?	Yes	No
7	A rear extension of more than one storey that extends beyond the rear wall of the “Original House” by more than 3 metres?	Yes	No
8	A rear extension of more than one storey that is within 7 metres of the rear of the boundary?	Yes	No
9	Within 2 metres of the boundary with an eaves height in excess of 3 metres?	Yes	No
10	Extending beyond the side elevation of the “Original House” and over 4 metres in height?	Yes	No
11	Extending beyond the side elevation of the “Original House” and more than one storey?	Yes	No
Does the Proposal?			
12	Extend beyond the side elevation of the “Original House” and at a width of more than half the width of the “Original House”?	Yes	No
13	Mean that more than half the area of the land around the “Original House” would be covered by additions, alterations or other buildings?	Yes	No
14	Involve the construction of verandas or balconies?	Yes	No
15	Involve the construction of a platform or decking over 300mm (0.3 metres) in height?	Yes	No
If the dwellinghouse is within a Conservation Area. (visit www.uttlesford.gov.uk/landcharges to check)			
Is the Proposal?			
16	A rear extension of more than one storey?	Yes	No
17	A side extension?	Yes	No
18	To include cladding (stone, render, plastic, timber etc.) to any part of the exterior of the house?	Yes	No

Conditions

The following conditions must be complied with for all development within **Class A - Extensions**

A	Other than the materials used in the erection of a conservatory, external materials to be of a similar appearance to those used to construct the existing house.
B	Upper-floor, side-facing windows to be obscure-glazed and fixed closed; any opening section must be a minimum of 1.7 metres above floor level.
C	The roof pitch of any extension higher than one storey is to match the roof pitch of the existing house.

Information: There are categories of Permitted Development that fall outside of Class A – Extensions

If your proposal includes an alteration or addition which includes a hard surface, chimney, flue, soil or vent pipe, dormer roof extension, roof lights or roof extension, a satellite dish or solar energy collection equipment etc? Please refer to our set of Self-Assessment Forms, which include:

- Do I need planning permission for my outbuilding?
- Do I need planning permission for my porch, hard surface, chimney, flue or soil and vent pipe?
- Do I need planning permission for my solar energy microgeneration equipment?
- Do I need planning permission for my renewable energy microgeneration equipment?
- Do I need planning permission for my satellite dish?
- Do I need planning permission for my dormer window or roof extension?

Disclaimer: The information and advice contained within this form is **NOT** a formal determination under s192 of the Town and Planning Act 1990. If you wish to obtain such a legal determination you must apply for a 'Certificate of Lawfulness' for which the relevant application forms are available to download from our website www.uttlesford.gov.uk where you can also make an online application through the Planning Portal. Forms are also available along with information on fees from the main reception at UDC London Road Saffron Walden Essex CB11 4ER.