

## UTTLESFORD DISTRICT COUNCIL

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### 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 Outbuilding?**

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

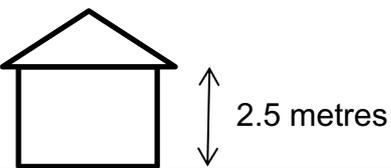
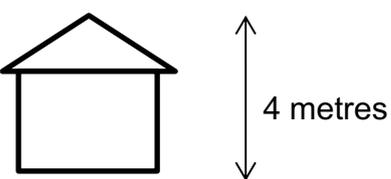
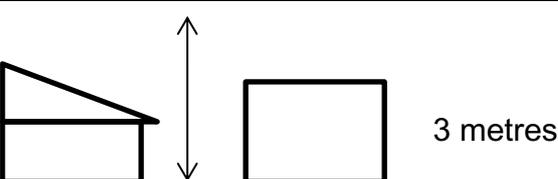
Please apply online via planning portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

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. A **Class E** structure (defined below), 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 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](http://www.uttlesford.gov.uk/search). An application for a Certificate of Proposed Lawful Development will officially confirm your permission.

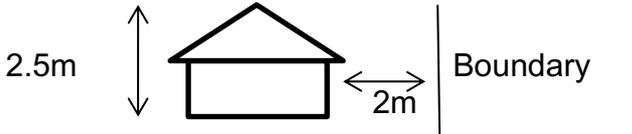
**A separate permission under Building Regulations may be required and you should obtain the appropriate consent before carrying out the work. Please call 01799 510538 for further information.**

**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.**

[Type text]

<p>The Town and Country Planning (General Permitted Development)(England) Order 2015 Schedule 2 Part 1 <b>Class E – Outbuildings</b> <i>“The provision within the curtilage of the dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance improvement of other alteration of such a building or enclosure or a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.”</i></p>			
<p><b>Interpretation of Class E</b> <i>(For the purposes of Class E “purpose incidental to the enjoyment of a dwellinghouse as such” includes the keeping of poultry, Bees, pet animals, birds, or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.)</i></p>			
<p><i>To determine whether permission is required for your proposal please answer the following:-</i> <b>Does the proposal?</b></p>			
1	Have more than a single storey?	<b>Yes</b>	<b>No</b>
2	Mean that half the area of land around the original house would be covered by additions or other buildings?	<b>Yes</b>	<b>No</b>
3	Involve the construction of verandas or balconies?	<b>Yes</b>	<b>No</b>
4	Involve the construction of a raised platform or decking with a height greater than 300mm (0.3metres)?	<b>Yes</b>	<b>No</b>
<p><b>Is the proposal?</b></p>			
5	Situated on land forward of a wall forming the principle elevation of the original dwellinghouse?	<b>Yes</b>	<b>No</b>
6	For a domestic heating oil or Liquid petroleum gas storage container with a capacity exceeding 3500 litres?	<b>Yes</b>	<b>No</b>
7	Within the curtilage (boundaries) of a Listed Building?	<b>Yes</b>	<b>No</b>
8		To be constructed with an eaves height greater than 2.5 metres?	<b>Yes</b> <b>No</b>
9		To include a dual pitched roof with an overall height that would exceed 4 metres?	<b>Yes</b> <b>No</b>
10		To include <b>any</b> other type of roof within an overall height that would exceed 3 metres?	<b>Yes</b> <b>No</b>

[Type text]

11	 <p>2.5m</p> <p>Boundary</p> <p>2m</p>	Greater than 2.5 metres in height and within 2 metres of any boundary?	<b>Yes</b>	<b>No</b>
<p>If the dwellinghouse is within a <b>Conservation Area</b>. (visit <a href="http://www.uttlesford.gov.uk/landcharges">www.uttlesford.gov.uk/landcharges</a> to check) <b>Is the proposal?</b></p>				
12	On land between “a wall” that forms a side elevation of the original dwellinghouse and the boundary?	<b>Yes</b>	<b>No</b>	
<p><b>Disclaimer:</b> The information and advice contained within this form is <b>NOT</b> 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 <a href="http://www.uttlesford.gov.uk">www.uttlesford.gov.uk</a> 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.</p>				