



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 Porch, Hard Surface, Chimney, Flue or Soil and Vent Pipe?

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. Works 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 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.

[Type text]

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

Class D – Porches

“The erection or construction of a porch outside any external door of a dwellinghouse”

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

| Is The Proposal? | | | |
|-------------------------|---|------------|-----------|
| 1 | To be constructed so that the ground area of the structure (when measured externally) would exceed 3 square metres? | Yes | No |
| 2 | Above 3 Metres in height measured from the external ground level? | Yes | No |
| 3 | Within 2 Metres of any boundary with the highway? | Yes | No |

If you have answered “Yes “ to any questions 1 or 2 or 3 Then your proposal is to be treated as an extension to your dwellinghouse and you should consult the (Do I Need Planning Permission For My House Extension?) Self-Assessment Form

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

Class F – Driveways

“the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such or the replacement in whole or part of such a surface”

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

You must comply with the conditions in Class F if the hard surface to be constructed:

- ✓ On land between a wall forming the principal elevation of the dwellinghouse that is fronting a highway and
- ✓ Covers a ground area in excess of 5 square metres.

Conditions (Class F)

The Following Conditions **Must** Be Complied With or planning permission will be required

“Either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.”

[Type text]

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|---|--|------------|-----------|
| The Town and Country Planning (General Permitted Development)(England) Order 2015 Schedule 2 Part 1 Class G – Chimneys, Flues, Soil and Vent Pipes “The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.” <i>To determine whether permission is required for your proposal please answer the following:</i> Is the proposal? | | | |
| 4 | To project more than 1 Metre above the highest part of the roof? | Yes | No |
| If the dwellinghouse is within a Conservation Area. (visit www.uttlesford.gov.uk/landcharges to check) Is the proposal? | | | |
| 5 | To be installed on a wall or roof slope that forms a principle or side elevation of the dwellinghouse and fronts a highway? | Yes | No |
| 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. | | | |