



## 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 Dormer Window or Roof Extension?**

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. An addition or alteration to the roof of 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 all relevant **conditions** below) and so long as there are no other special planning restrictions removing permitted development rights on your property. An application for a Certificate of **Proposed Lawful Development** will officially confirm your permission. You can check restrictions removing permitted development rights on Public Access – [www.uttlesford.gov.uk/search..](http://www.uttlesford.gov.uk/search..)

**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.**

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<p>The Town and Country Planning (General Permitted Development)(England) Order 2015 Schedule 2 Part 1 <b>Class B Additions or Alterations to a Roof</b> <i>To determine whether permission is required for you proposal please answer the following:</i></p>			
<b>Is the proposal?</b>			
1	Higher than the highest part of the roof?	<b>Yes</b>	<b>No</b>
2	To extend beyond the plane (surface) of any existing roof slope which forms a principle elevation and fronts a highway?	<b>Yes</b>	<b>No</b>
3	A roof extension that would add more than <b>40 cubic metres</b> to the volume of the original roof space of a <b>terraced</b> dwellinghouse or <b>50 cubic metres</b> to the volume of the original roof space of any other case?	<b>Yes</b>	<b>No</b>
4	Is your proposal in a Conservation Area? (visit <a href="http://www.uttlesford.gov.uk/landcharges">www.uttlesford.gov.uk/landcharges</a> to check)	<b>Yes</b>	<b>No</b>
4a	Is the roof to be enlarged to an extension on the front of the house?	<b>Yes</b>	<b>No</b>
4b	If the roof to be enlarged is to an extension to the side or rear of the house will it join the original roof as a result of the enlargement?	<b>Yes</b>	<b>No</b>
<b>Does The Proposal?</b>			
5	Involve the construction of verandas or balconies?	<b>Yes</b>	<b>No</b>
6	Involve the construction of a raised platform or decking with a height greater than 300mm (0.3metres)?	<b>Yes</b>	<b>No</b>
<b>Conditions</b>			
The Following Conditions Must Be Complied With or planning permission will be required			
A	External materials to be of similar appearance to those used to construct the existing house.		
B	Roof extension, apart from hip to gable roof conversions are to be set back, as far as practicable 200mm (0.2 metres) from the eaves of the "original roof".		
C	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.		
Is the proposal?			
7	To project more than 150mm from the plane (surface) of the original roof?	<b>Yes</b>	<b>No</b>
8	Higher than the highest part of the original roof?	<b>Yes</b>	<b>No</b>
<b>CONDITIONS</b>			
The following conditions must be complied with. Side facing windows or roof lights Must be either:			
D	Fixed closed and obscure glazed "OR"		
E	Obscure glazed with any parts of the window that can be opened are more than 1.7 metres in height above the floor level of the room in which the window is		

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installed.
<b>Renewable Energy Generation Equipment</b>
If the proposal includes the installation of solar panels and / or solar collectors of other renewable energy microgeneration equipment, then please complete either the “Do I need Permission for my solar energy microgeneration equipment?” form “Do I need permission for my renewable energy microgeneration equipment ?” form

**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](http://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.