

If you live in a flat, maisonette or mobile home or wish to develop a commercial property, please use our [enquiry service](#) as this form will not apply to you.

DO I NEED PLANNING PERMISSION FOR AN OUTBUILDING? (e.g. garage/shed)

If you answer **YES** to any question you **WILL** Require Planning Permission.

*Please apply online, relevant application forms are available to download [here](#) where you can also make an online application through the **Planning Portal**.*

This form is a self-assessment that you can fill in to help you find out whether you need planning permission for your outbuilding.

Explanatory Notes:

Below are a series of questions designed to assist you in assessing whether **Planning Permission** is required for 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 should check the planning history of the property address before completing the form using our [Public Access](#), our guide to '[Viewing Historical Planning Application Documents](#)' and addresses covered by an [article 4 direction](#). You can also check whether your property is a [listed building](#) or in a [conservation area](#).

If your property is a listed building, [check here](#), then Listed Building Consent is also likely to be required and you can contact us [here](#) to check whether a proposal of this nature would be acceptable.

A separate permission under Building Regulations may be required and you should obtain the appropriate consent before carrying out the work. Please call Building Control ph: 01892 602005 for further information.


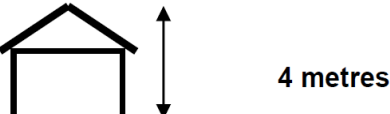

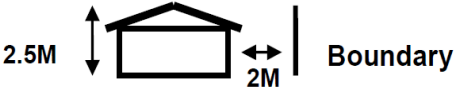
Important: Only if you have answered NO to ALL the questions below and wish your assessment to be checked by the Planning Authority, please [email](#) us a copy of this completed form with supporting information detailed at the end of this form. A fee is payable for this service details of which can be found [here](#). Fees are payable in advance. We can contact you to take a debit or credit card payment over the telephone. We will then write to you providing an **informal opinion** as to whether planning permission is required. The Council's informal opinion is not a legal determination. An application for a Certificate of **Proposed Lawful Development** will legally confirm your permission. Forms can be found [here](#), validation check list can be found [here](#) and fees [here](#).

A guide to permitted development can be found at [Permitted development rights for householders](#), which provides useful definitions and explanations such as how to measure eaves height.

<p>Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part1 Class E</p> <p><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 or 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>Interpretation of Class E</p> <p><i>(For the purposes of Class E, "purpose incidental to the enjoyment of the 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></p> <p style="text-align: center;">DOES THE PROPOSAL?</p>			
		YES	NO
1	Have more than a single storey?		
2	Mean that half the area of the land around the original house would be covered by buildings or additions?		
3	Involve the construction of verandas or balconies?		
4	Involve the construction of a raised platform or decking with a height greater than 300 millimetres (0.3 metres)?		
<p>IS THE PROPOSAL?</p>			
5	Situated on land forward of a wall forming the principal elevation of the original		

	dwellinghouse?		
6	For a domestic heating oil or liquid petroleum gas storage container with a capacity exceeding 3500 litres?		
7	Within the curtilage (boundaries) of a Listed Building?		
8	For a new dwelling?		
9	For the purpose of supporting a microwave antenna? <i>Note: please check Self-Assessment form for satellite dishes</i>		

Houses created since April 2015 through permitted development rights to change use from shops, financial and professional services premises (e.g. estate agents) or agricultural buildings cannot use householder permitted development rights to improve, alter or extend homes: planning permission is required. If you do not know what the use of your property was prior to April 2015 you are advised to check [the planning history](#) of your property.

10	Was the use of your property as a house granted through permitted development rights?		
11	Was the house, where you are proposing to erect a building or enclosure, swimming or other pool, built under permitted development (part 20, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) which allows the construction of houses)?		
12		To be constructed with an eaves height greater than 2.5 metres?	
13		To include a dual pitched roof with an overall height that would exceed 4 metres? (If within 2m of a boundary see point 14 below.)	
14		To include any other type of roof with an overall height that would exceed 3 metres?	
15		Greater than 2.5 metres in height and within 2 metres of any boundary?	

If your house is in a Conservation Area - is the proposal?

Find out if your property is located in a [conservation area](#)

16	On land between “a wall” that’s forms a side elevation of the original dwellinghouse and the boundary?		
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If your house is in an Area of Outstanding Natural Beauty - is the proposal?

Find out if your property is located in an [Area of Outstanding Natural Beauty](#)

17	Is the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of your house and in excess of 10 square metres		
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Information required for Self-Assessment check:

- 1) A sketch, brochure details or elevations showing what the outbuilding would look like from all sides, with its overall height, the height to eaves, length and width clearly stated in metres.
- 2) A sketch plan showing where the outbuilding would be and showing the boundaries of the property and its relationship with the nearest boundary and public highway.
- 3) Photographs of the site can also be helpful

Contact Details		Site Details (if Different)	
Name:		Name:	
Address:		Address:	
Post Code:		Post Code:	
Tel No:		Tel No:	
Email:		Email:	
Declaration	I have read all the information above and I have answered all the questions above to the best of my knowledge.	Tick declaration:	Date

Disclaimer: The information and advice contained within this form is **NOT** a formal determination under **s192 of the Town and Country 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 [here](#) where you can also make an online application through the **Planning Portal**.