

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

## DO I NEED PLANNING PERMISSION FOR MY PORCH, DRIVEWAY, CHIMNEY, FLUE OR SOIL VENT PIPE?

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-certification that you can fill in to help you find out whether you need planning permission for your porch / driveway / chimney / flue / soil vent pipe.

**Explanatory Notes:**

Below are a series of questions designed to assist you in assessing whether planning permission is required for a porch, driveway, chimney, flue or soil vent pipe. If you are able to answer “**NO**” to **ALL** of the following questions (while also complying with **conditions** class F where you are proposing to build a driveway), then your proposal will be considered to be “*permitted development*”. **The only exception to this is** if the permitted development rights have been removed, or your property is listed or in an ‘Article 4’ area, in which case you will most likely require planning permission. 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: 01424 787680 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 along 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 which provides useful definitions and explanations, such as how to measure eaves height, can be found on the government’s website [Permitted development rights for householders](#).

<p>Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part1 <b>Class D – Porches</b> “The erection or construction of a porch outside any external door of a dwellinghouse.” <i>To determine whether permission is required for your proposal please answer the following:-</i></p>			
<b>IS THE PROPOSAL?</b>		<b>YES</b>	<b>NO</b>
<b>1</b>	More than 3m above ground level		
<b>2</b>	Within 2m of any boundary with the highway?		
<p><b>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 <a href="#">the planning history</a> of your property.</b></p>			
<b>3</b>	Was the use of your property as a house granted through permitted development rights?		
<b>4</b>	Was the house, that you are proposing to extend, 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)?		
<b>WOULD THE PROPOSAL?</b>			
<b>5</b>	Create a floor area in excess of 3 square metres (measuring the porch externally)?		
<p><b>If you have answered “Yes” to any of questions 1 or 2 or 3 or 4 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</b></p>			

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part1  
**Class F – Driveways**

“The provision within the curtilage (boundaries) 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 in part of such a surface.”

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

**WAS YOUR HOUSE?**

<b>1</b>	Was the use of your property as a house granted through permitted development rights?		
<b>2</b>	Was the house, where you are proposing to create a driveway, 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)?		

The following conditions **must be complied with** for all development within **Class F – Driveways** if the hard surface to be constructed is:

<b>A</b>	On land between a wall forming the principal (main) elevation of the dwellinghouse that is fronting a highway (between the road and the front of the house)
<b>B</b>	The new or replacement hardstanding covers a ground area in excess of 5 square metres

**CONDITIONS (Class F)**

**If A or B above apply, the following must be complied with or planning permission will be required for your driveway**

Either the hard surface is made of porous materials, or provision is made to direct run-off water from.

*If you want to create an access onto a **classified road** as part of your proposal then planning permission **will be** required. You can find out [here](#) whether your road is classified.*

For further advice please look at our online advice for creating a vehicle crossing at <https://www.eastsussex.gov.uk/roadsandtransport/roads/roadadoption/>

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part1  
**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.”

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

**IS THE PROPOSAL?**

<b>1</b>	To project more than 1 metre above the highest part of the roof?		
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**If your house is in a Conservation Area ([check here](#)) or an Area of Outstanding Natural Beauty ([check here](#)) IS YOUR PROPSAL?**

<b>2</b>	To be installed on a wall or roof slope that forms a principal or side elevation of the dwellinghouse and fronts a highway (road)?		
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**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.**

<b>3</b>	Was the use of your property as a house granted through permitted development rights?		
<b>4</b>	Was the house, that you are proposing to alter, 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)?		
<p>This fact sheet provides advice on porches, driveways, chimneys, flues and soil vent pipes. If your proposal relates to other types of work to your property then you may need to look at other <a href="#">self-assessment forms</a>.</p>			

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

**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**.