

This document is to be used as a guide for householders planning to carry out certain works to their property, listing the limitations for many types of additions, extensions or alterations in light of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. If any of the limitations are not met, planning permission is required, or in the case of single storey rear extensions between 4.01m & 8m deep for a detached property or 3.01m & 6m deep in all other cases, prior approval must be sought. Please refer to the last page of this document for more information.

All measurements are in metres (m) and external unless stated otherwise. Please refer to page 4 for definitions of some of the terms used in this document.

These rights do not extend to flats (including maisonettes) and some newer properties that have had their Permitted Development Rights removed. Nor, do they apply to a dwellinghouse which has only been granted by virtue of Part 3, Class M, N, P or Q of the The Town and Country Planning (General Permitted Development) (England) Order 2015. It is the householder's responsibility to check this. If the development is to encroach on adjacent land (including guttering or foundations) planning permission is required. If your property is a Listed Building or it is within a Conservation Area, you are advised to submit an application for a Lawful Development Certificate as different rights apply (further details are on page 4).

## **ATTACHED EXTENSIONS AND ALTERATIONS TO DWELLINGHOUSE (Class A)**

### GENERAL LIMITATIONS (INCLUDING EXTERNAL ALTERATIONS TO PROPERTY):

- total ground area covered should not exceed 50% of total area of curtilage (excluding ground area of original dwellinghouse, but including previous extensions & outbuildings);
- height must not exceed the highest part of the existing roof;
- proposed eaves height must not exceed existing eaves height;
- must not consist of a veranda, balcony or raised platform ('Juliet' balcony is acceptable);
- must not extend beyond the principal elevation of original house, or the side elevation where that elevation fronts a highway;
- materials must match existing except for conservatories;
- if consists of 2 or more storeys, upper-floor windows in a side elevation wall or roof slope must be: (i) obscure glazed, & (ii) non-opening unless opening parts are more than 1.7m above internal floor level;
- if consists of 2 or more storeys, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original house.

### REAR EXTENSIONS:

In addition to the "General limitations" above, the following limitations for rear extensions apply:

#### Single storey rear extensions:

- height must not exceed 4m;
  - depth off back of original property must not exceed 4m for detached, 3m otherwise.
- If single storey rear extension is 4.01m to 8m deep for a detached property or 3.01m to 6m deep in all other cases, prior approval must be sought. Please refer to last page for more information.

#### Other rear extensions with 2 or more storeys:

- depth off back of original property must not exceed 3m;
  - must be at least 7m away from any boundary opposite rear wall of property;
  - must be at least 2m away from any other boundary;
  - if above existing ground floor extension then depth of this previous extension must not exceed 3m.
- If rear extension projects beyond line of side, front or principal elevation check compliance with section below entitled "Side extensions" and "Extensions on Principal Elevations."

### SIDE EXTENSIONS:

In addition to the "General limitations" above, the following limitations for side extensions apply:

Single storey side extensions:

- height must not exceed 4m;
- width must not exceed 50% of the width of the original dwelling (to be calculated at its widest point).

Other side extensions with 2 or more storeys: Planning permission is required for this type of extension

- If side extension projects beyond line of rear, front or principal elevations, check compliance with sections entitled "Rear Extensions" and "Extensions on Principal Elevations."

### EXTENSIONS ON PRINCIPAL ELEVATIONS:

- The principal elevation is the front elevation and planning permission is required. This will be the case in most circumstances, unless it is a porch addition covered by Class D, outlined below;
- If principal elevation is also a side or rear elevation, refer to "General limitations" and "Rear extensions" or "Side extensions"

## **ADDITIONS OR ALTERATIONS TO ROOF OF DWELLINGHOUSE** **(Class B)**

### GENERAL LIMITATIONS:

- height must not exceed the highest part of the existing roof;
- must not extend beyond an existing roof slope on the principal elevation where that elevation fronts a highway;
- total cubic content of additions to original roof would exceed 40 cubic metres in the case of a terrace house, or 50 cubic metres in any other case (must take into account any previous additions to roof);
- must not consist of a veranda, balcony or raised platform ('Juliet' balcony is acceptable);
- proposed external materials shall be of similar appearance to existing;
- dormers must be at least 0.2m from the eaves of the original roof;
- windows in a side elevation or roof slope must be fixed if bottom of window is less than 1.7m above floor level, as well as being obscure glazed.

To assist in calculating the volume of the roof and the proposed addition use the following link to the Planning Portal: <http://www.planningportal.gov.uk/planning/usefultools/volume>

## **WINDOWS IN THE ROOF SLOPE** **(Class C)**

### GENERAL LIMITATIONS:

- height must not exceed the highest part of the existing roof;
- must not protrude more than 0.15m beyond the plane of the slope of the original roof.
- windows in a side elevation of roof slope must be fixed if bottom of window is less than 1.7m above floor level, as well as being obscure glazed.

## **PORCH OUTSIDE ANY EXTERNAL DOOR OF DWELLING (Class D)**

### GENERAL LIMITATIONS:

- height must not exceed 3m above existing ground level;
- external ground area must not exceed 3 square metres (depth x width);
- any part of the structure must not be within 2m of the highway (including pavement).

## **OUTBUILDINGS INCIDENTAL TO DWELLINGHOUSE (INCLUDING SWIMMING POOL AND DECKING)** **(Class E)**

### GENERAL LIMITATIONS:

- total ground area covered should not exceed 50% of total area of curtilage (excluding ground area of original dwellinghouse, but including previous extensions, outbuildings and decking);
- must not extend beyond the principal elevation of original house;
- must not have more than one storey;
- if more than 2m from a boundary, the height must not exceed 4m with a dual-pitched roof, 3m in any other case;
- if 2m or less from a boundary, the height of any part of the outbuilding must not exceed 2.5m;
- height of the eaves must not exceed 2.5m;
- must not consist of a veranda, balcony or raised platform;
- decking must not be greater than 0.3m above original ground level at any point;
- the outbuilding will not be lived in or consist of rooms typically found in a residential property such as a bedroom, living room, kitchen or dining room.

## **PROVISION OF A HARD SURFACE** **(Class F)**

### HARD SURFACES BETWEEN PRINCIPAL ELEVATION AND HIGHWAY WHERE THE TOTAL AREA OF GROUND COVERED BY THE HARD SURFACE IS MORE THAN 5 SQUARE METRES:

- 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. Further assistance on this is provided on the next page.

ALL OTHER HARD SURFACES do not require planning permission.

## **INSTALLATION, ALTERATION OR REPLACEMENT OF CHIMNEY, FLUE OR SOIL AND VENT PIPE** **(Class G)**

### GENERAL LIMITATIONS:

- the height of the chimney, flue or soil and vent pipe must not extend more than 1m above the highest part of the roof.

## **INSTALLATION, ALTERATION OR REPLACEMENT OF MICROWAVE ANTENNA (SATELLITE DISH) ON OR WITHIN CURTILAGE OF HOUSE** **(Class H)**

### GENERAL LIMITATIONS:

- limited to 2 antennas;
- only 1 antenna can be greater than 0.6m in length;
- no antenna can be greater than 1m in length;
- if on chimney, length is limited to 0.6m;
- if on chimney, it must not protrude above the chimney;
- if installed on a roof with no chimney, it must not protrude above the highest part of the roof;
- if installed on a roof with a chimney, it must not protrude above the highest part of the chimney, or 0.6m measured from the highest part of the ridge of the roof, whichever is the lower.

## **LAWFUL DEVELOPMENT CERTIFICATES**

The new regulations are open to interpretation and therefore Dartford Council no longer provides informal advice. It is up to you to use this checklist as a guide only and self-assessment of the above limitations is not in itself confirmation that Planning Permission is not needed. For formal advice on developments within existing residential plots please apply for a **Lawful Development Certificate**. The fee for this type of application is £86. Full drawings are required for such a submission. You should apply online <http://www.planningportal.gov.uk/PpApplications/genpub/en/CreateApplication>

## **PERMITTED DEVELOPMENT DEFINITIONS**

**Principal Elevation:** The one main elevation of the dwelling house identified by architectural features often including the main entrance. The elevation would normally front the road the address is on;

**Side Elevation:** Not the principal or rear elevation. Usually an elevation which links the Principal and the Rear elevations. The side wall could be staggered (e.g. 'L' shaped terrace);

**Rear Wall:** The wall of the dwelling house normally opposite the principal elevation, which would normally look onto the rear amenity area. The rear wall could be staggered (e.g. 'L' shaped terrace);

**Dual-pitched Roof:** A roof having two slopes running down from a common ridge and gable ends;

**Eaves Height:** Underside of a roof that extends beyond the external walls of a building/A horizontal line drawn from the lowest part of a roof to the point where it meets the wall (excluding separate gutter). It is possible for a flat roof extension to have eaves;

**Veranda:** A ground floor open portico or gallery with the roof supported on pillars attached to a building;

**Balcony:** External balustrade platform, which is generally capable of being stood on, with access from upper floor window/door;

**Raised Platform:** A platform constructed of any material with a height above original ground level greater than 0.3m at any point (whether hollow underneath or not). Decking constitutes a raised platform and requires planning permission if it is greater than 0.3m high at any point;

**Obscure Glazed:** Glazing which restricts the clarity of view into and out of the window. The glass shall be Pilkington (or equivalent) privacy level/grade 3 or higher;

**Similar Appearance:** Having common characteristics in terms of colour/form/texture/size;

**So Far As Practicable:** Is feasible in terms of physical ability to construct, and not taking into account the cost of construction.

## **PERMEABLE AND POROUS MATERIALS**

Below is a brief guide to the best materials to ensure compliance with Class F (Provision of a Hard Surface), as extracted from the Communities and Local Government document "Guidance on the permeable surfacing of front gardens" available via their website ([www.communities.gov.uk](http://www.communities.gov.uk)):

**Gravel:** this is the easiest way to cover a drive. A porous layer of geo-textile membrane underneath should stop weeds breaking through. A strip of paving or asphalt at the entrance should keep gravel from spilling into the road. Gravel is not suitable for steep driveways or for disabled access;

**Wheel tracks:** use two paved tracks where the wheels go. These can be surfaced with blocks, asphalt or concrete, but to provide a durable construction they should have sub-base below. The area between and around the tracks can be surfaced in gravel or planted with grass or suitable low growing plants;

**Grass:** provides a green blanket for the soil, but can get muddy. To prevent this, and to avoid ruts, you can grow grass through plastic mesh or perforated concrete blocks;

**Reinforced grass and gravel:** both plastic and concrete reinforcement systems are available to strengthen the ground and reduce erosion. The plastic systems can also be used with gravel;

**Hard surfaces:** some modern forms of asphalt, concrete, clay block and concrete blocks are porous or permeable. The material has open voids across the surface of the material or around the edges of blocks that allow water to soak in. The surface is constructed over a permeable sub-base. Use of reputable company is advised;

**Rain gardens and soakaways:** water from a conventional paved surface can be directed onto a border, rain garden or into a soakaway. An area of garden can be formed into a depression to collect and store rainwater from conventional impermeable surfaces (asphalt, concrete and block paving), before slowly allowing it to soak into the ground or to flow to the drains. Soakaways are a similar idea except that water is piped into a gravel filled trench and allowed to soak into the ground. They are more suitable for larger front gardens;

**Rainwater harvesting:** water butts and underground rainwater tanks can be used to complement the drainage methods discussed above to reduce runoff from a property. The simplest systems are water butts where the water is used to water gardens or for washing cars. This method can contribute to water efficiency and provide a saving on water bills if using metered water.

## **OTHER LEGISLATION**

**Building Regulations Approval:** This is not the same as planning permission. Building Control deal with technical matters such as structural stability, fire resistance, thermal insulation and electrical safety. Erection of extensions may require building regulations approval and you are strongly advised to contact (01322) 343434 to seek advice before carrying out any installation;

**Party Wall Act:** If you are going to carry out works close to your property's boundaries you will need to take account of the requirements of The Party Wall etc. Act 1996. This is your responsibility. It is up to you to ensure that you have all the necessary consents before starting work. For more information please visit [www.communities.gov.uk](http://www.communities.gov.uk)

## **PRIOR APPROVAL FOR SINGLE STOREY REAR EXTENSIONS**

Required for single storey rear extensions that are less than 4m high, and between 4.01m and 8m deep for a detached property or 3.01m to 6m deep in all other cases.

Householders must apply to the Council to determine if prior approval is required through a larger householder extension application. The following information would need to be provided:

- A description of the works including the length of the extension, height to eaves and height at the highest point of the extension;
- A plan of the site, showing the proposed development;
- The addresses of all the adjoining neighbours, including ones to the rear and any commercial properties;
- A contact address for the developer and an email (if developer is happy to receive email correspondence).

Extensions built in accordance with this procedure must be completed by 30<sup>th</sup> May 2019, and the developer must notify Dartford Borough Council in writing of the date of completion.

Upon receipt of ALL of the above information, letters will be sent to all of the adjoining properties, providing details of the proposed works. Occupants will then have the opportunity to make objections within 21 days. If there is at least one objection from a neighbour, the Council will assess the proposal to see whether the impacts on the amenity of neighbours are acceptable. Only objections received from the adjoining neighbours during this time will be taken into account when determining this notification.

Development can go ahead once we have notified the developer in writing of the decision. If the developer is not notified within the 42 day determination period, the development may go ahead.

If approval is refused, the developer may appeal.

There is no fee for this notification.

The extension must be built in accordance with the details submitted, unless Dartford Borough Council agrees to any changes in writing.

The development must also accord with the "General limitations" set out on page 1.