HOUSEHOLDER
‘PERMITTED DEVELOPMENT’
CHECKLIST

This checklist is divided into 8 main sections (A-H), and you may need to complete several of these sections, depending on the exact nature of your proposal.

The terminology used in the form is sometimes technical, as it reflects the exact wording of the legislation from which it is taken. A glossary of terms is included at the back of this checklist, and the Interactive House on the Planning Portal website also provides useful explanation: http://www.planningportal.gov.uk/permission/house

This checklist is intended to help you work out whether or not planning permission is required for a particular project that you are proposing to carry out. It relates to planning permission only, and you should check with the Building Control section whether separate consent is required under their legislation (Building Regulations).

If the proposal involves a Listed Building, or a building or structure within the curtilage of a Listed Building, you should check with the Conservation Officer whether Listed Building Consent is required for the proposed works.

If you need to check whether or not your property is within a Conservation Area, you can view the District’s Proposals Maps on our website via the following link:
http://www.eastcambs.gov.uk/local-development-framework/proposals-map
You will need to view the relevant map for the village in which your property is located.

The checklist assumes that Permitted Development Rights have not been removed from your property. In certain circumstances your property may have had its Rights removed. This could be by either of the following:

- A condition applied when planning permission was originally granted for your dwelling
- An Article 4 Direction (these are made by the Council when the character of an area of acknowledged importance could be threatened. They are most common in Conservation Areas)

If you are unsure whether or not Permitted Development Rights have been removed at your property, you should check with the Planning Office.

If you require confirmation from the Planning Department that planning permission is not required for a particular development, you will need to apply for a Certificate of Lawfulness of Proposed Development. The relevant application form, guidance notes and fee details can be found on our website:
http://www.eastcambs.gov.uk/planning/planning-application-forms
### Section A: Extensions, improvements or other alterations to a dwelling

*This section applies to all extensions, improvements and alterations to a dwelling.*

#### Part A1

<table>
<thead>
<tr>
<th>Question</th>
<th>Yes</th>
<th>No</th>
<th>Planning Permission Required</th>
<th>Continue to Next Question</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Would, as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(b) Would the height of the part of the dwellinghouse enlarged, improved or altered exceed the height of the highest part of the roof of the existing dwellinghouse?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(c) Would the height of the eaves of the part of the dwellinghouse enlarged, improved or altered exceed the height of the eaves of the existing dwellinghouse?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(d) Would the enlarged part of the dwellinghouse extend beyond a wall which fronts a highway AND forms either the <em>principal elevation</em> or a side elevation of the original dwellinghouse?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(e) Would the enlarged part of the dwellinghouse be single storey?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(i.) Would the enlarged part of the dwellinghouse extend beyond the rear wall of the original dwellinghouse by more than 4 metres if the house is detached, or 3 metres in the case of any other type of dwellinghouse (i.e. semi-detached or terraced)?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(ii.) Would the enlarged part of the dwellinghouse exceed 4 metres in height?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(f) Would the enlarged part of the dwellinghouse have more than one storey?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(i.) Would the enlarged part of the dwellinghouse extend beyond the rear wall of the original dwellinghouse by more than 3 metres?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(ii.) Would the enlarged part of the dwellinghouse be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(g) Would the enlarged part of the dwellinghouse be within 2 metres of the boundary of the curtilage of the dwellinghouse AND the height of the eaves of the enlarged part exceed 3 metres?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(h) Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>(i.) Would it exceed 4 metres in height?</td>
<td>Yes</td>
<td>No</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
(ii.) Would it have more than one storey?

Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO QUESTION (f)(iii)

(iii.) Would it have a width greater than half the width of the original dwellinghouse?

Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO NEXT QUESTION

(i) Would the proposal consist of or include:

(i.) The construction or provision of a veranda, balcony or raised platform?

Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO NEXT QUESTION

(ii.) The installation, alteration or replacement of a microwave antenna (e.g. satellite dish)?

Yes ☐ No ☐

COMPLETE THIS SECTION THEN GO TO SECTION H

CONTINUE TO NEXT QUESTION

(iii.) The installation, alteration or replacement of a chimney, flue or soil and vent pipe?

Yes ☐ No ☐

COMPLETE THIS SECTION THEN GO TO SECTION G

CONTINUE TO NEXT QUESTION

(iv.) An alteration to any part of the roof of the dwellinghouse?

Yes ☐ No ☐

COMPLETE THIS SECTION THEN GO TO SECTION B AND C

CONTINUE TO NEXT QUESTION

Part A2

Is the dwellinghouse located in a Conservation Area?

Yes ☐ CONTINUE THIS SECTION BELOW No ☐ GO TO PART A3

(a) Would the proposal consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles?

Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO NEXT QUESTION

(b) Would the enlarged part of the dwellinghouse extend beyond a wall forming a side elevation of the original dwellinghouse?

Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO NEXT QUESTION

(c) Would the enlarged part of the dwellinghouse have more than one storey and extend beyond the rear wall of the original dwellinghouse?

Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO NEXT SECTION

If you have answered all of the relevant questions above and none have resulted in ‘Planning Permission Required’ then planning permission is not required for the proposed development. However, you will need to ensure that the proposal complies with the conditions listed overleaf:
Part A3

(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

(b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
   (i) obscure-glazed, and
   (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed;

(c) Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.
Section B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

This section applies if you would be enlarging the dwelling by adding to or altering its roof, for instance adding dormer windows or other roof extensions. It does not apply to alterations to the roof that would not make the dwelling bigger, such as the insertion of rooflights.

Part B1

(a) As a result of the works, would any part of the dwellinghouse exceed the height of the highest part of the existing roof?

(b) As a result of the works, would any part of the dwellinghouse extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway?
   (i.e. would the addition/alteration come forward of the roofslope on a principal elevation of the dwelling which fronts onto a road/footpath?)

(c) Would the cubic content of the resulting roof space exceed the cubic content of the original roof space by more than:
   (i) 40 cubic metres in the case of a terraced house, or
   (ii) 50 cubic metres in any other case (e.g. detached or semi-detached)

(d) Would it consist of or include:
   (i) the construction or provision of a veranda, balcony or raised platform?
   (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?

(e) Is the dwelling in a Conservation Area?

If you have answered all of the relevant questions above and none have resulted in ‘Planning Permission Required’ then planning permission is not required for the proposed development. However, you will need to ensure that the proposal complies with the conditions listed below:

Part B2

(a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
   Other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof;
   (For example, dormer windows should be set back at least 20cm from the eaves, rather than continuing the main wall straight through the eaves.)

(b) Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be:
   (i) obscure-glazed, and
   (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
Section C: Any other alteration to the roof of a dwellinghouse.

This section applies if you would be making any other alterations to the roof of the dwelling, such as inserting rooflights.

Part C1

(a) Would the alteration protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular (i.e. at right angles) with the external surface of the original roof?

Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO NEXT QUESTION

(b) Would it result in the highest part of the alteration being higher than the highest part of the original roof?

Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO NEXT QUESTION

(c) Would it consist of or include:

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe?

Yes ☐ No ☐

COMPLETE THIS SECTION THEN GO TO SECTION G

CONTINUE TO NEXT QUESTION

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment

Yes ☐ No ☐

THIS IS COVERED BY A SEPARATE SECTION OF THE GPDO, REFER TO THE PLANNING PORTAL

CONTINUE TO NEXT SECTION

If you have answered all of the relevant questions above and none have resulted in ‘Planning Permission Required’ then planning permission is not required for the proposed development. However, you will need to ensure that the proposal complies with the condition(s) below:

Part C2

Any window located on a roof slope forming a side elevation of the dwellinghouse shall be

(a) obscure-glazed; and

(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.
Section D: The erection or construction of a porch outside any external door of a dwellinghouse.

This section applies if you would be erecting a porch outside an existing external door of the dwelling.

Part D1

(a) Would the ground area (measured externally) of the structure exceed 3 square metres? Yes ☐ No ☐

(b) Would any part of the structure be more than 3 metres above ground level? Yes ☐ No ☐

(c) Would any part of the structure be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway (road or footpath)? Yes ☐ No ☐

If you have answered ‘no’ to all of the questions above then planning permission is not required for the proposed development.
Section E: The provision within the curtilage of the dwellinghouse of:
(a) 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
(b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

This section applies to new buildings, enclosures etc that are within the curtilage of the dwelling,
for instance a garden shed, any alterations to such buildings etc, or the provision of oil tanks etc.

Part E1

(a) Would the total area of ground covered by buildings, enclosures and
containers within the curtilage (other than the original dwellinghouse)
exceed 50% of the total area of the curtilage (excluding the ground
area of the original dwellinghouse)?

(b) Would any part of the building, enclosure, pool or container be
situated on land forward of a wall forming the principal elevation of the
original dwellinghouse?
(i.e. would it be in front of the dwelling?)

(c) Would the building have more than one storey?

(d) Would the height of the building, enclosure or container exceed:
(i) 4 metres if the building has a dual-pitched roof?

(ii) 2.5 metres if the building, enclosure or container would be within 2
metres of the boundary of the curtilage of the dwellinghouse?

(iii) 3 metres in any other case?

(e) Would the height of the eaves of the building exceed 2.5 metres?

(f) Would the building, enclosure, pool or container be situated within the
curtilage of a listed building?

(g) Would it include the construction or provision of a veranda, balcony or
raised platform?
(h) (i) Would it involve the creation of a new dwelling? Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO NEXT QUESTION

(ii) Would it involve a microwave antenna? (e.g. a satellite dish)

Yes ☐ No ☐

COMPLETE THIS SECTION THEN GO TO SECTION H

CONTINUE TO NEXT QUESTION

(i) If it involves a container, would the capacity of the container exceed 3,500 litres? Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO NEXT SECTION

Part E2

Is the dwellinghouse located in a Conservation Area?

Yes ☐ CONTINUE THIS SECTION BELOW No ☐ PLANNING PERMISSION NOT REQUIRED

(a) Would any part of the building, enclosure, pool or container be located between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse? (i.e. would it be to the side of the dwelling?) Yes ☐ No ☐

PLANNING PERMISSION REQUIRED

CONTINUE TO NEXT SECTION

If you have answered ‘no’ to all of the relevant questions above then planning permission is not required for the proposed development.
Section F: Development consisting of:
(a) 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
(b) the replacement in whole or in part of such a surface.

This section includes block paving, patios, driveways etc.

Part F1

Would the hard surface be located on land between a wall forming the principal elevation of the dwellinghouse and a highway? (i.e. between the house and a road?)

Would the area of ground covered by the hard surface, or the area of hard surface replaced exceed 5 square metres?

Would the hard surface be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse?
Section G: The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Part G1

(a) Would the height of the chimney, flue or soil and vent pipe exceed the highest part of the roof by 1 metre or more?
   - Yes □    Planing Permission Required
   - No □    Continue to Next Question

(b) Is the dwelling located within a Conservation Area?
   - Yes □    Continue to Next Question
   - No □    Planning Permission Not Required

Would the chimney, flue or soil and vent pipe be installed on a wall or roofslope which:
   (i) Fronts a highway
   - Yes □    Continue to Next Question
   - No □    Planning Permission Not Required

   (ii) Forms either the principal elevation or a side elevation of the dwellinghouse
   - Yes □    Planning Permission Required
   - No □    Planning Permission Not Required
Section H: The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

This section includes the installation of satellite dishes on a house, or within its curtilage

Where length measurements are included, this means the length measured in any linear direction, excluding any projecting feed element, reinforcing rim, mounting or brackets.

Part H1

(a) Would it result in the presence on the dwellinghouse or within its curtilage of:

i) More than two antennas?  
   Yes ☐  No ☐  CONTINUE TO NEXT QUESTION

ii) A single antenna exceeding 100 centimetres in length?  
    Yes ☐  No ☐  CONTINUE TO NEXT QUESTION

iii) Two antennas which do not meet the relevant size criteria:  
     - Only one of the antennas may exceed 60 centimetres in length;  
     - Any antenna which exceeds 60 centimetres in length must not exceed 100 centimetres in length.
     Yes ☐  No ☐  CONTINUE TO NEXT QUESTION

iv) An antenna installed on a chimney, if the length of the antenna would exceed 60 centimetres?  
    Yes ☐  No ☐  CONTINUE TO NEXT QUESTION

v) An antenna with a cubic capacity in excess of 35 litres?  
   Yes ☐  No ☐  CONTINUE TO NEXT QUESTION

(b) If the antenna is to be installed on a roof without a chimney, would the highest part of the antenna be higher than the highest part of the roof?  
   Yes ☐  No ☐  CONTINUE TO NEXT QUESTION

(c) If the antenna is to be installed on a roof with a chimney, would the highest part of the antenna be higher than the highest part of the chimney, or 60 centimetres measured from the highest part of the ridge tiles of the roof, whichever is the lower?  
   Yes ☐  No ☐  CONTINUE TO NEXT QUESTION

(d) Is the dwelling located within a Conservation Area?  
    Yes ☐  CONTINUE TO NEXT QUESTION  No ☐  GO TO PART H2

Would it consist of the installation of an antenna:  
On a chimney, wall or roof slope which faces onto, and is visible from, a highway?  
    Yes ☐  No ☐  GO TO PART H2

On a building which exceeds 15 metres in height?  
    Yes ☐  No ☐  GO TO PART H2
If you have answered all of the relevant questions above and none have resulted in ‘Planning Permission Required’ then planning permission is not required for the proposed development. However, you will need to ensure that the proposal complies with the conditions listed below:

**Part H2**

(a) An antenna installed on a building shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building; and

(b) An antenna no longer needed for reception or transmission purposes shall be removed as soon as reasonably practicable.