

General Permitted Development Order 2008 (This is General Guidance only)

Antennas/dishes:

- Not more than 2 antennas per dwelling (60cm \leq 100cm)
- <60cm when protrude above chimney (60cm above ridge only)
- <35 cubic litres only
- Not exceed height of roof if no chimney

Conservation areas:

- Not on chimney, elevation faces/visible from highway
- Not on building exceeding 15m in height

Solar panels:

- not more than 200mm beyond roof plane
- not in conservation areas and listed buildings
- should not be visible from highways

Roof Extensions:

- Not higher than existing roof
- Not on plane facing a highway
- less than 40m³ for terraced houses
- less than 50m³ for detached/semi detached houses
- No balconies
- Not in conservation areas

Porches:

- 3m² coverage
- 3m in height
- 2m from boundary

Flues/vents:

- Not on principle elevations
- Should be less than 1m above roof

Rear extensions:

- Attached houses 3m deep; Detached houses 4m deep

Multi storey extensions:

- 3 metres deep only (including ground floor)
- Not nearer than 7m from rear boundary
- Roof pitch to match existing
- Not allowed in conservation areas

Side extensions:

- Single storey only
- 4m in height \leq less than half the width of original house
- Not allowed in conservation areas

All extensions:

- not more than 50% of garden
- must not exceed the height of host building
- Where the extension is within 2m from boundary, the eaves shall not exceed 3 metres in height

Hard standings:

- If hard surface exceeds 5m² either porous materials shall be used or provision shall be made to direct run-off water onto permeable/porous area or surface within curtilage of house

Outbuildings & Tanks

- Should not cover more than 50% of garden
- Single storey only
- Maximum eaves height - 2.5m
- Maximum height of 4m for pitched roofs and 3m for other roofs
- In case of containers - less than 3500l
- Not in curtilage of listed buildings

