InteractiveHouse

# Outbuilding

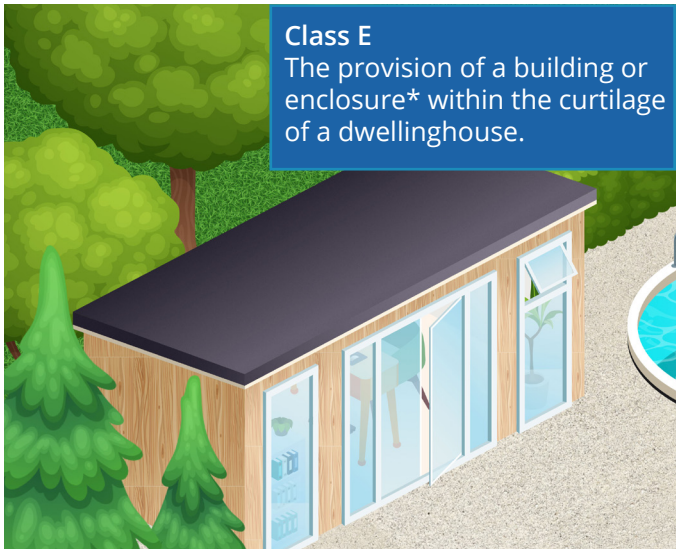
Outbuildings* are considered to be permitted development, not requiring an application for planning permission, provided all the conditions are met.
This mini guide offers a walk-through of those limits and conditions. Remember, ALL the limits and conditions must be met for development to be permitted.
*Refer to 'definitions of terms used' for an explanation of what is considered an outbuilding.

**1) Designated land and listed building**
On designated land*, outbuildings to the side of the house are not permitted development.
Outbuildings are not permitted development within the grounds of a listed building.

**2) National parks and protected land**
In national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the total area to be covered by any outbuildings more than 20 metres from ANY wall of the house must not exceed 10 square metres to be permitted development.

**3) Principal elevation and area permitted**
Outbuildings are not permitted development forward of the principal elevation of the original house*.
Outbuildings and other additions must not exceed 50% of the total area of land around the original house*. Sheds and all other outbuildings (see intro), decking and raised platforms, and extensions to the original house must be included when calculating this 50% limit.

**4) No living accommodation or microwave antenna**
To be permitted development, any new building must not itself be separate, self-contained, living accommodation and must not have a microwave antenna.




**5) Height limits**
Outbuildings must be single storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres with a dual pitched roof, or three metres in any other case.

**6) Near boundaries**
If the outbuilding is within two metres of the property boundary the whole building should not exceed 2.5 metres in height.

**7) Balconies, decking and platforms**
Balconies and verandas are not permitted development. Raised platforms such as decking are permitted development, provided they are no higher than 300mm.

**8) Fuel containers**
Containers, such as those used for domestic heating purposes, must not exceed 3,500 litres capacity to be permitted development.
The other permitted development conditions which apply to outbuildings explained in this guide also apply to containers.

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# Important information

**Building regulations**
Outbuildings may be exempt from building regulations depending on their size, use and location. Read further guidance on Panning Portal.

**Installation, alteration or replacement of a chimney, flue or soil and vent pipe**
The installation of a fuel tank should meet the necessary building regulations requirements. Find out more on Planning Portal.

**Definitions of terms used**
**Outbuilding** - The rules governing outbuildings apply to sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwelling house.

**Incidental to the enjoyment of the dwellinghouse** - also includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the house, or a container used for domestic heating oil or petroleum gas. It does not cover any professional use or use as separate self-contained living accommodation.

**Original house** - The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

**Designated land** - Designated land (Article 2(3)) includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.



**Class E**
The provision of a building or enclosure* within the curtilage of a dwellinghouse.

**For Wales**
This guidance relates to the planning regime for England. Policy in Wales may differ. Contact your local planning authority for further information.

**Important note**
- The permitted development allowances described here apply to houses, not flats, maisonettes or other buildings.

- You should check with your local planning authority whether permitted development rights apply – they may have been removed by what is known as an Article 4 Direction. Other consents may be required if your house is listed or in a designated area.

- When planning work, you should read all the advice on the Planning Portal under 'Your responsibilities'. As well as other important information, you will find guidance here on the permitted development regime.

**Disclaimer**
Please note, this is an introductory guide and is not a definitive source of legal information. Read full disclaimer.

If you are in any doubt you should contact your local authority before undertaking any work.

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