



St Cuthbert (Out) Parish Council

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PARISH GUIDE

BUILDING AN EXTENSION.

Are you interested in building an extension?

Amendments to the Town and Country Planning (General Permitted Development) (England) Order 2015 states that from 1 June 2019, homeowners in England need no longer apply for planning permission to build single-storey rear extensions up to 6m in length for terraced and semi-detached homes, and 8m for detached houses.

However, there are clear measures you need to take.

Building regulations, controls and other factors still apply:

- A building contractor, architect or designer must decide if the existing house is suitable for an extension;
- Detailed plans of the proposed work **MUST** be submitted to Mendip District Council's building control team before work starts;
- A qualified building surveyor should carry out site visits. Once the work is completed and the surveyor is satisfied that it complies with building regulations, a Completion Certificate can be applied for;
- If the extension is within 3m of a public sewer you will need a Build Over agreement with your local sewerage company.

Getting started: some basic rules:

Any proposal will be subject to the Neighbour Consultation Scheme. MDC's Planning Department **MUST** be informed via a prior approval application. For more details, https://www.planningportal.co.uk/info/200130/common_projects/17/extensions/2.

- No more than half the area of land around the "original house"* can be covered by additions or other buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.

(continued)

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- Single-storey rear extensions must not extend beyond the rear wall of the original house* by more than eight metres if a detached house; or more than six metres for any other house.
If the house is in Article 2(3) designated land* or a Site of Special Scientific Interest, this limit is reduced to four metres if a detached house; or three metres for any other house.
- Maximum height of a single-storey rear extension of four metres.
- Extensions of more than one storey must not extend beyond the rear wall of the original house* by more than three metres.
- Maximum eaves height of an extension within two metres of the boundary is limited to three metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house*.
- Two-storey extensions no closer than seven metres to rear boundary.
- Roof pitch of extensions higher than one storey must match existing house.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Upper-floor, side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- On Article 2(3) designated land*
 - no permitted development for rear extensions of more than one storey
 - no cladding of the exterior
 - no side extensions.

** "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.*

** Article 2(3) designated land within the parish is land within:*

- *a conservation area*
- *an area of outstanding natural beauty*

Permitted development allowances DO NOT apply to the following structures:

- Flats and maisonettes
- Converted houses or houses created through the permitted development rights to change use
- Other buildings
- Areas where there may be a planning condition, Article 4 Direction or other restriction that limits permitted development rights.
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Permitted Development for householders – Technical Guidance

Before considering building an extension always seek professional advice. You are also strongly advised to read *Permitted Development for Householders – Technical guidance* available from Gov.uk: <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>

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