

A Planning Information Leaflet

I want to build an extension or conservatory



If you require a copy of this leaflet in large print, Braille or translated into another language, please contact:

The Planning Department
Rochford District Council
Tel: 01702 318191

Email:

planning.enquiries@rochford.gov.uk

or visit the website:

<http://www.rochford.gov.uk>

I want to build an extension or conservatory on my dwelling

Some development can proceed as “permitted development”. This means that planning permission is not required. It should be noted that the planning regulations treat a conservatory as an extension.

If the answer to any of the following questions is “**Yes**” planning permission may be required.

If you would like written confirmation that planning permission is either required or your development is classed as permitted, it will be necessary for you to submit a Lawful Development Certificate (LDC) to establish this.

1. Is the property a flat or maisonette or in any commercial use?
2. Has your house had its "Permitted Development" rights removed? It will only be possible to confirm if this is the case by looking at the original planning consent for the house or subsequent addition.

Note: The removal of Permitted Development rights is most common on estates built in the last 20 years and on certain individual properties. Please check with the Planning Division.

3. Is your house a Listed Building?

Note: If the answer is "**Yes**" an application for Listed Building Consent is also required in addition to a planning application.

4. As a result of the development, will the total area of ground covered by buildings exceed 50% of the total area of the curtilage?
5. Would the highest part of the dwelling as enlarged, or altered exceed the highest part of the roof as existing?
6. Would the height of the eaves of the part of the dwelling enlarged, or altered exceed the height of the eaves of the existing dwelling?
7. Would the enlarged part of the dwelling extend beyond a wall which:
 - (i) fronts a highway?
and
 - (ii) forms either a principal elevation or a side elevation of the original dwelling?
8. Would the enlarged part of the dwelling have a single storey and:
 - (i) extend beyond the rear wall of the dwelling by more than 4 metres in the case of a detached dwelling or 3 metres in the case of any other dwelling?
 - (ii) exceed 4 metres in height?
9. Would the enlarged part of the dwelling have more than one storey and:
 - (i) extend beyond the rear wall of the original dwelling by more than 3 metres?
 - (ii) be within 7 metres of the rear boundary?

10. Would the enlarged part of the dwelling be within 2 metres of the boundary and the height of the eaves exceed 3 metres?
11. Would the enlarged part of the dwelling extend beyond a wall forming a side elevation of the original dwelling and:
 - (i) exceed 4 metres in height?
 - (ii) have more than one storey?
 - (iii) have a width greater than half the width of the original dwelling?
12. Does the development consist of or include:
 - (i) The construction or provision of a veranda, balcony or raised platform?
 - (ii) The installation, alteration or replacement of a microwave antenna?
 - (iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe?
 - (iv) An alteration to any part of the roof of the dwelling?

In a conservation area development is not permitted if:

- (i) it would consist of or include the cladding of any part of the exterior of the dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- (ii) the enlarged part of the dwelling would extend beyond a wall forming a side elevation of the original dwelling

- (iii) the enlarged part of the dwelling would have more than one storey and extend beyond the rear wall of the dwelling

Development is permitted subject to the following conditions:

- (i) the materials used in any exterior work shall be of a similar appearance to those used in the exterior appearance of the existing dwelling
- (ii) any upper floor window located in a wall or roof slope forming a side elevation of the dwelling shall be:
 - obscure glazed
 - non opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed
- (iii) where the enlarged part of the dwelling has more than one storey, the roof pitch shall so far as practicable be the same as the original

Building Regulations

Whether your extension or conservatory is permitted development or if it requires a planning consent, you must also consider whether you need to submit a Building Regulation application. The Building Regulations control the way in which a building is constructed, for example, the type of foundations, walls, insulation required.

Most extensions to dwellings need Building Regulations Approval. However, certain small buildings such as conservatories, porches, carports and detached garages are exempt from the need to submit a Building Regulation application. If the answer to each of the following questions is "**Yes**" then Building Regulation application is **not** necessary for the construction of a conservatory.

- (a) Will at least 75% of the conservatory roof be translucent or transparent i.e. glass or polycarbonate?
- (b) Will at least 50% of the conservatory walls be glazed?
- (c) Will the internal floor area be less than 30 square metres?
- (d) Will external quality doors or windows be retained between the conservatory and the dwelling?

Even if the building does not require a building regulation application.

All glazing must satisfy the requirements of Part N of the Building Regulations and safety glass must be installed in appropriate locations.

Electrical work needs to comply with Part P of the Building Regulations. Where electric sockets and lighting are installed in the building, the best option is to employ an electrician who is a member of a Competent Persons scheme and can self certify their work. Alternatively, you may need to make a Building Regulation application.

Further advice and application forms is available on our website <http://www.rochford.gov.uk/buildingcontrol>

Contact Information

Officers are available by phone from 8.00 am to 5.30 pm Monday to Thursday and 5.00 pm on Friday or you can visit the offices between 8.30 am to 5.00 pm Monday to Thursday (4.30 pm on Friday) and speak to a Duty Officer.

Telephone:

Planning:	01702 318191
Building Control:	01702 318081
Fax:	01702 318181

Or you can email:

planning.applications@rochford.gov.uk
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