Permitted Development

Interpretation Issues

Single Storey Rear Extensions

The Town and Country Planning (General Permitted Development Order) 1995, as amended allows for extensions to be built to the rear of single dwellings without the need for planning permission subject to certain limitations. These are stated in the legislation, reproduced as an Appendix to this note.

Generally speaking, Permitted Development rear extensions to dwellings can be 3 metres deep to terraced and semi-detached properties, 4 metres deep to detached properties, subject to height limitations. The maximum depths are doubled, but any proposal for an extension deeper than 3 or 4 metres is subject to the Prior Approval process.

Any rear extension that would extend "beyond a wall forming a side elevation of the original dwellinghouse" should not have a width greater than half the width of the original dwellinghouse. In certain cases, houses will have original projecting parts (not a flat uniform rear building line), the sides of which would be a side elevation – meaning that the rear elevation cannot be more than half the width of the dwelling. This interpretation is confirmed in the Department of Communities and Local Government Technical Guidance (https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance) and by relevant appeals issued by the Planning Inspectorate in relation to refusals of Certificate of Lawfulness.

To assist with this interpretation are a number of diagrams giving examples of extensions that are and are not considered to be permitted development.

In all cases, you are strongly advised to apply for a Certificate of Lawfulness of Proposed Development, which is the only method by which official confirmation can be confirmed that planning permission is not required. Details: https://www.havering.gov.uk/ldcapplication

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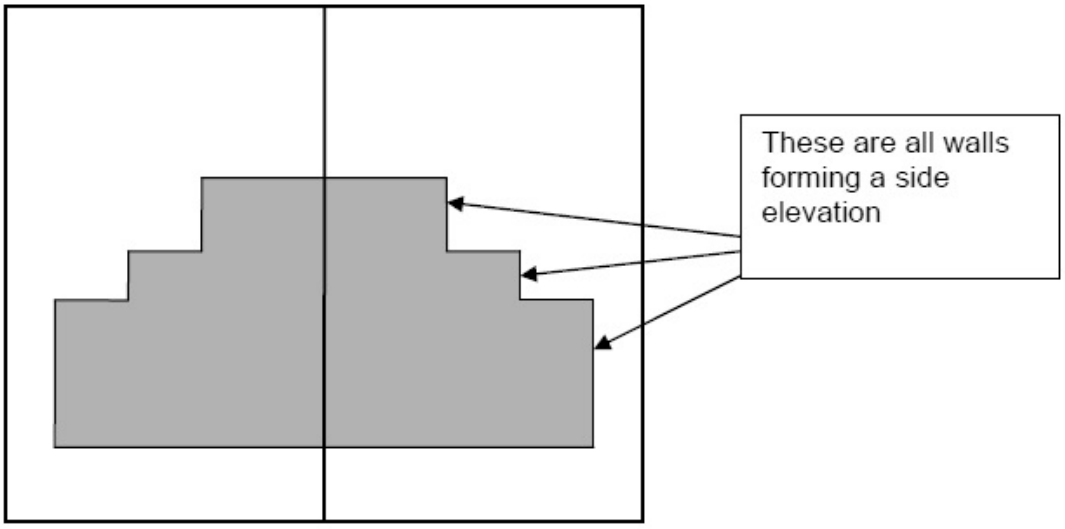
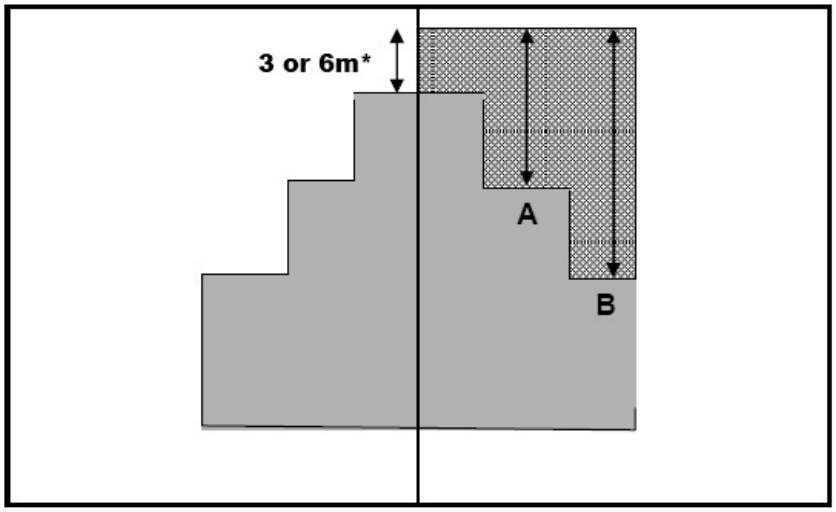
General Description of Side Walls



EXAMPLES WHICH ARE NOT PERMITTED DEVELOPMENT

1.



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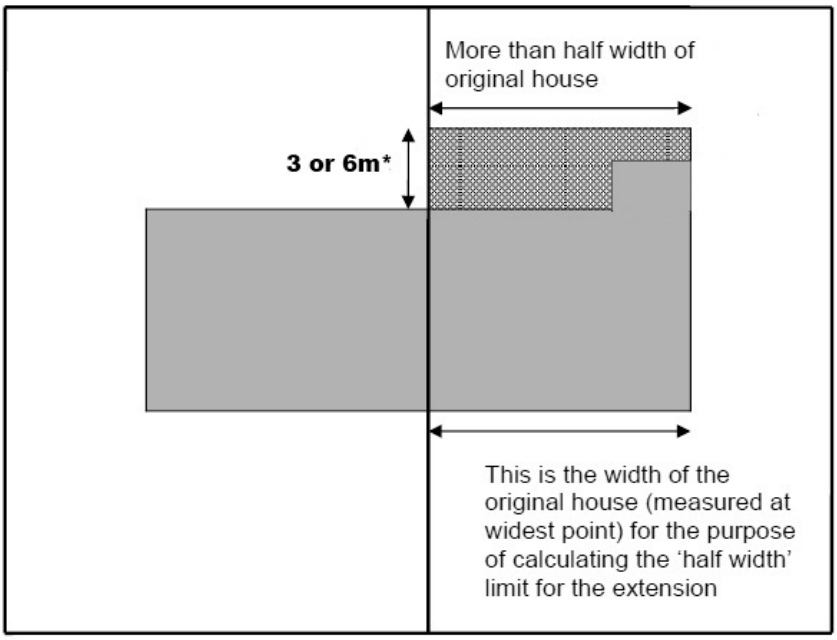
2.



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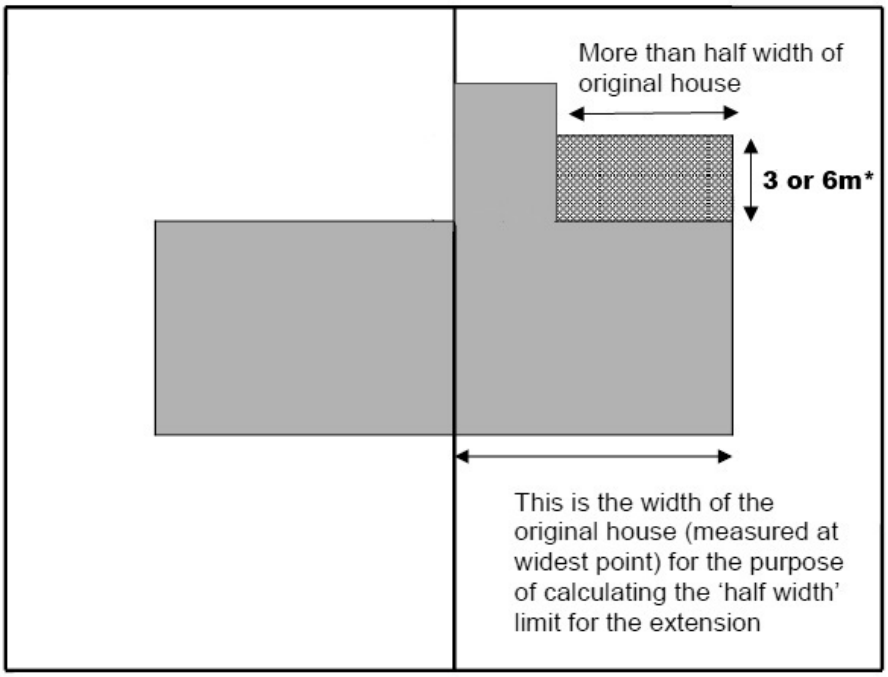

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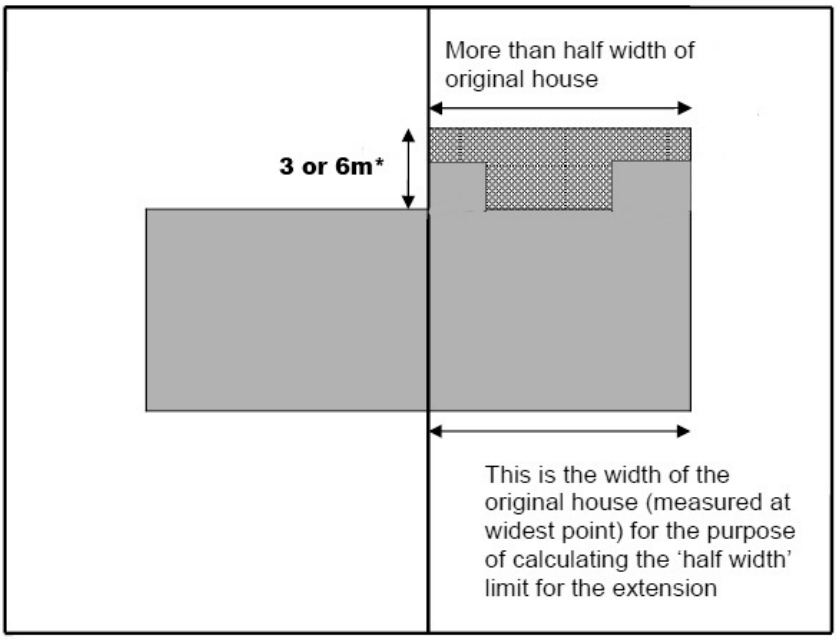

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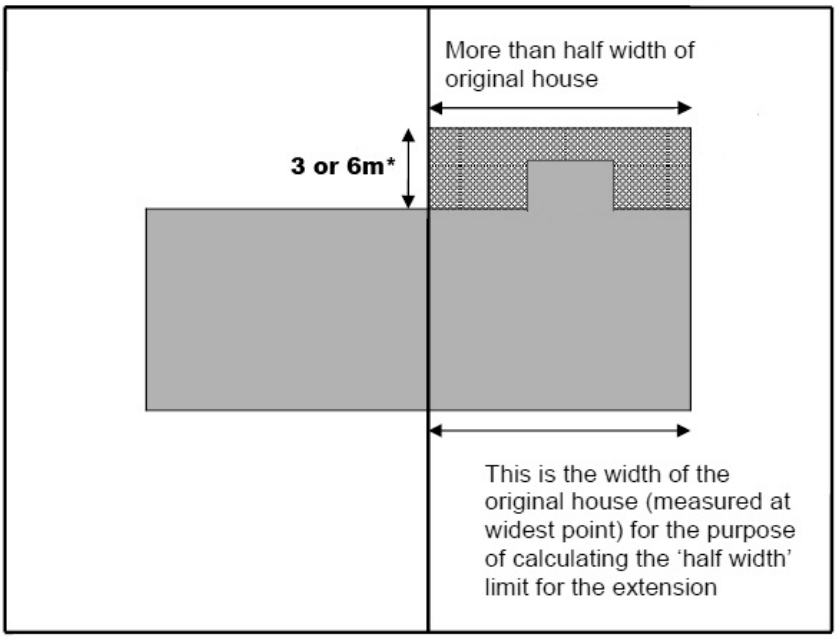

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7.

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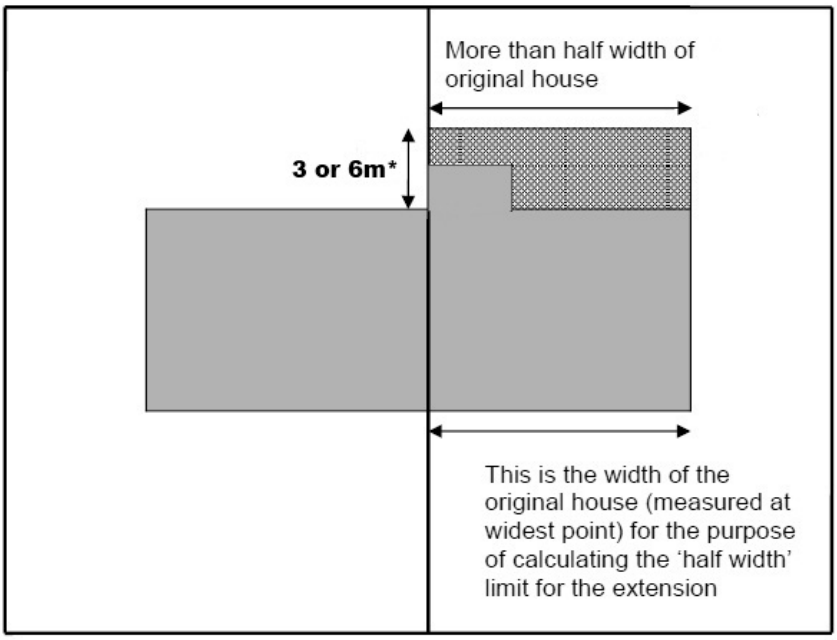

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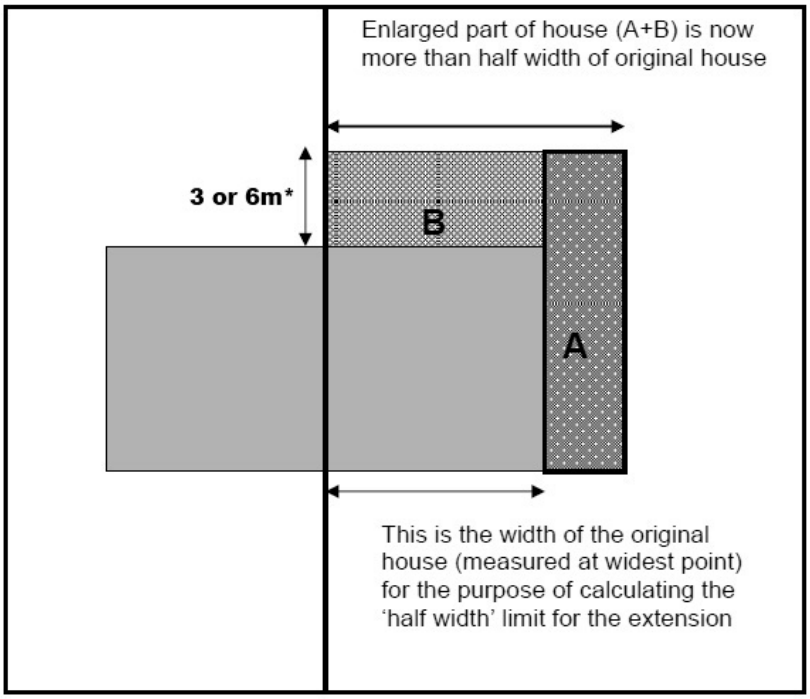

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A - Existing
B - Proposed

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9.

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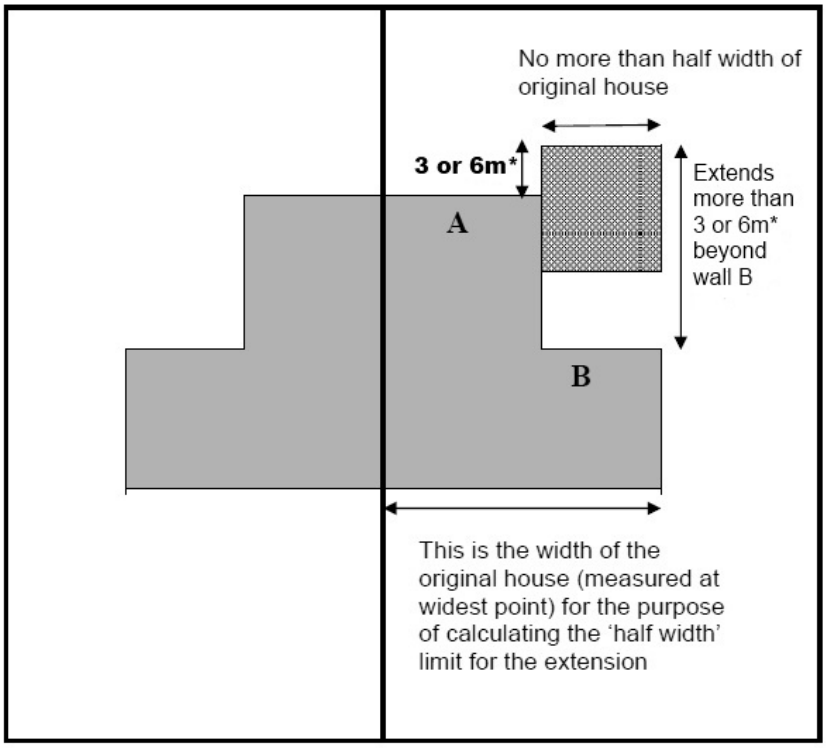

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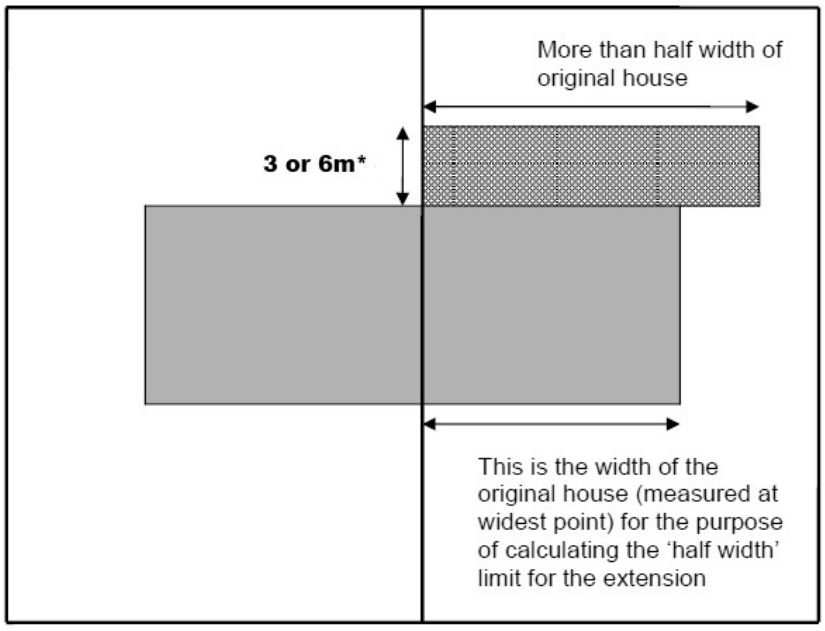

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EXAMPLES THAT ARE PERMITTED DEVELOPMENT

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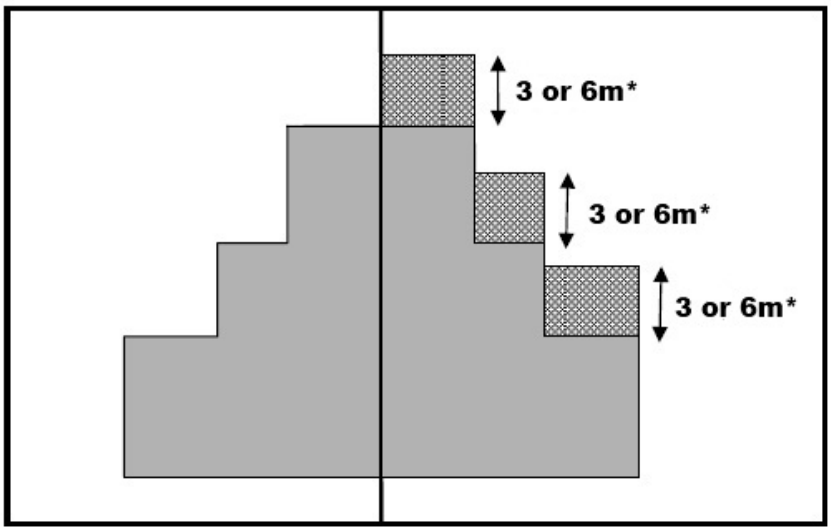

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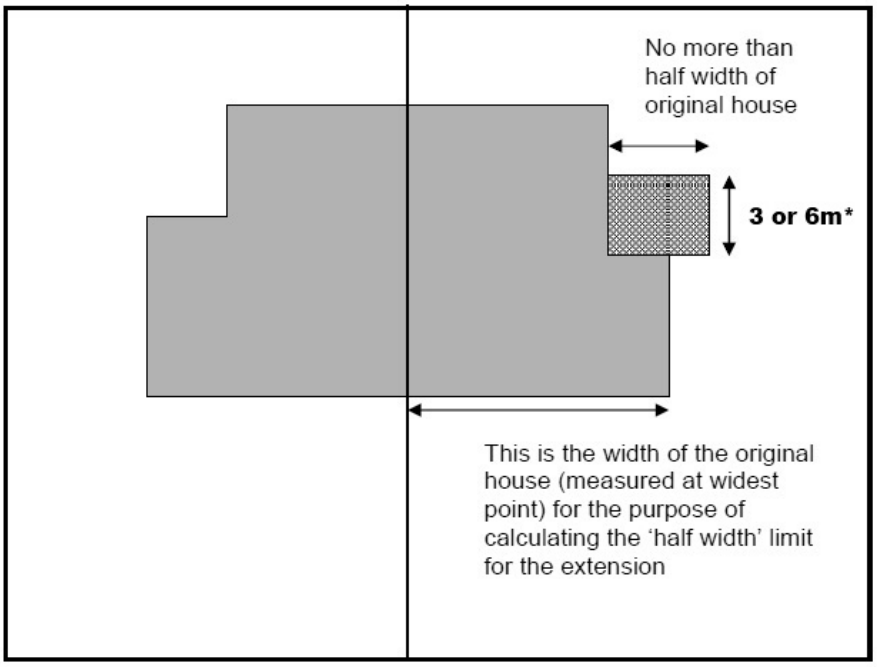

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C.

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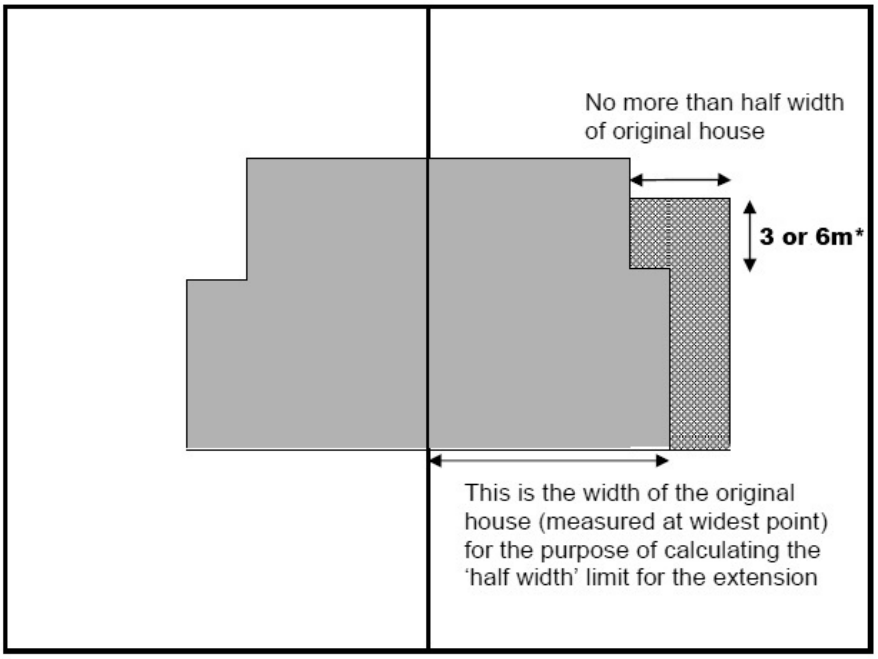
D.



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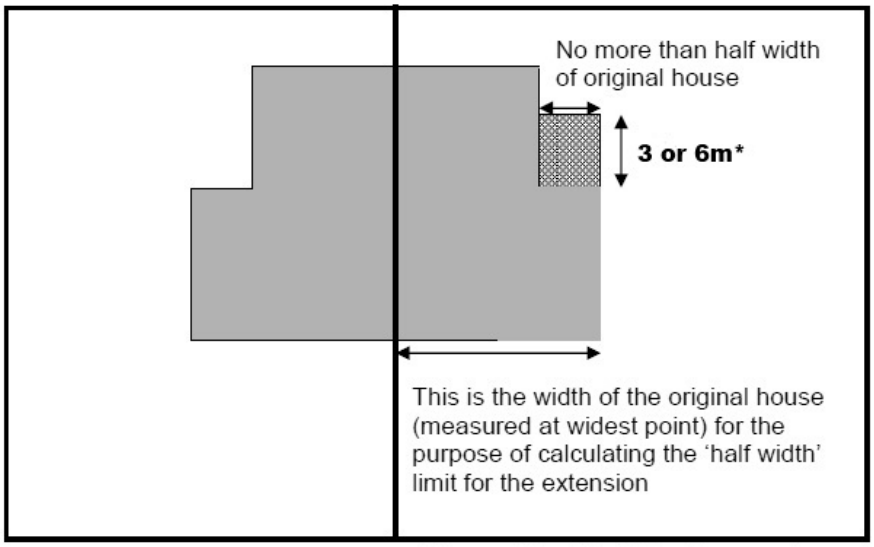

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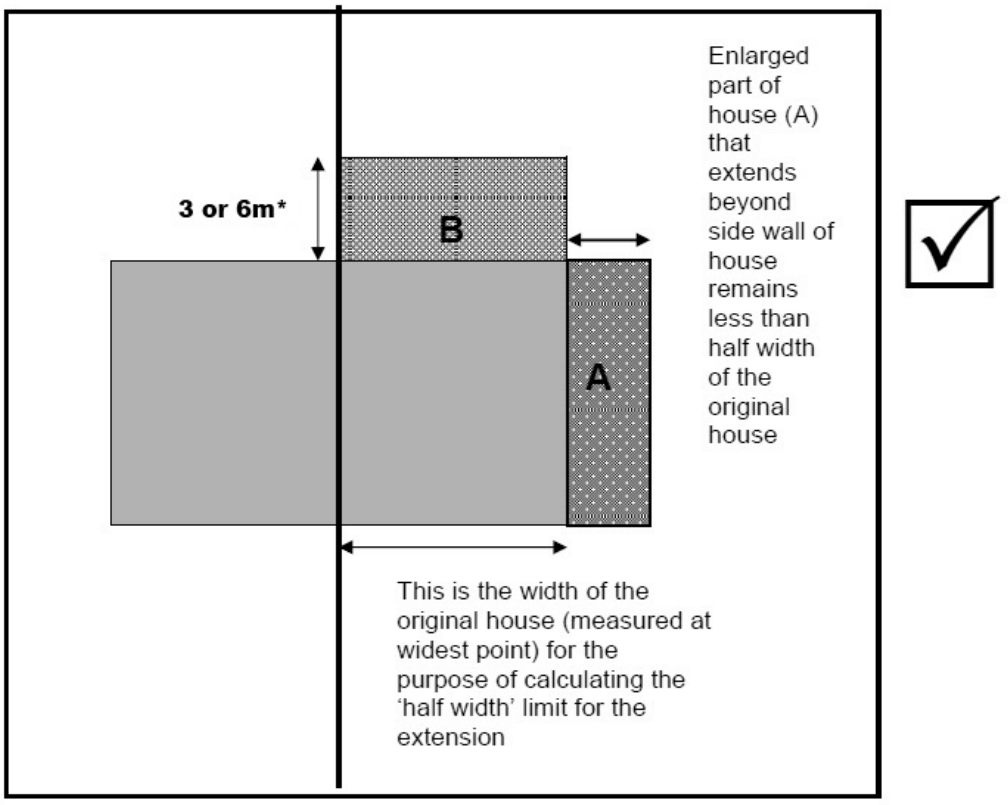

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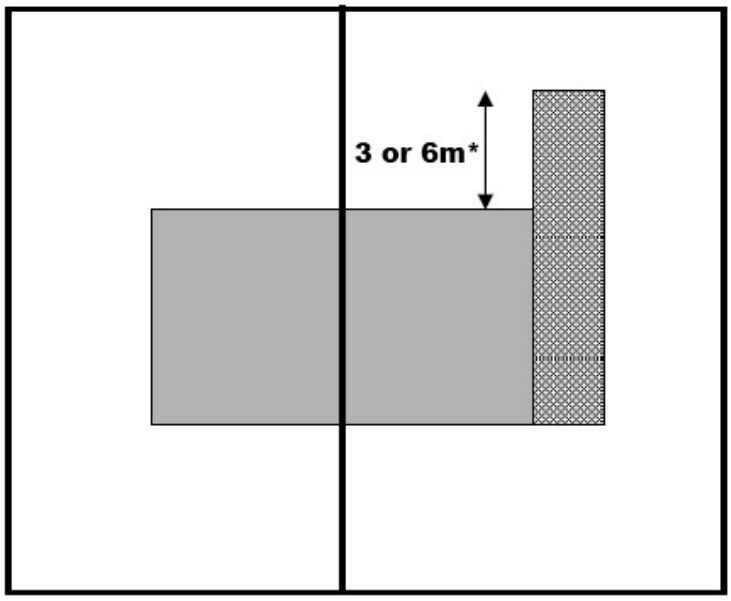

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