



## Larger Home Extensions: Neighbour Consultation Scheme Fact Sheet

From 30 May 2013, for a period of three years only, the Government has increased the size of single-storey rear extensions that can be built under permitted development, and has brought into force the associated neighbour consultation scheme.

**Please Note:** This scheme does not apply to dwellings in conservation areas, nor does it apply to flats or maisonettes.

### Single-storey rear extensions

Once the application has been submitted, the Development Management section of the Planning Department will deal with your application. It will involve most, or all, of the following stages.

For a period of three years, between 30 May 2013 and 30 May 2016 householders will be able to build larger single-storey rear extensions under permitted development. The size limits will double from 4 metres to 8 metres for detached houses, and from 3 metres to 6 metres for all other houses. These measurements must be taken from the rear elevation of the house as it was originally built or as it stood at 1 July 1948. Remember, even if you have not added a rear extension, a previous owner might have.

The development must however comply with all other relevant limitations and conditions that apply to other rear extensions allowed under permitted development, for example:

- No more than half the area of land around the "original house" should be covered by additions or other buildings. "Original house" means as it was originally built or as it stood on 1 July 1948.
- The maximum depth of the single-storey rear extension is 6m for an attached house and 8m for a detached house.
- The maximum height of the single-storey rear extension is 4m.
- The maximum eaves height should be 3m if the extension is within 2m of any boundary.
- Materials used in construction should be similar in appearance to those used for the existing house.
- No verandas, balconies or raised platforms are permitted.
- No chimneys, flues, soil and vent pipes or microwave antennae are permitted.

To benefit from these permitted development rights, the extension must be completed on or before **30 May 2016** and the developer must notify the Council in writing once the development has been completed.

If you require formal confirmation that the development complies with permitted development, you can also apply for a Certificate of Lawfulness. This may be useful when you come to sell your property.

The extension must be built in accordance with the details approved by the local authority (or, if no objections were raised, the details submitted), unless the local authority agrees any changes in writing.

### The Neighbour Consultation Scheme

These new larger extensions (ie. if they extend between 4 and 8 metres, or between 3 and 6 metres) must go through the following process:

**1.** A homeowner wishing to build a larger single-storey rear extension must notify the local planning authority (the Council) and provide:

- a written description of the proposal, which includes the length that the extension extends beyond the rear wall of the original house, the height at the eaves and the height at the highest point of the extension;
- a site location plan, showing at least two named roads;
- a block plan of the existing house and proposed extensions, showing distances to boundaries;
- scaled plans of existing and proposed elevations and floor plans and roof plan;
- the addresses of any adjoining properties, including at the rear;
- a contact address for the developer and an email address if the developer is happy to receive correspondence by email.

There is no fee required.

The local authority may ask for further information if it needs it to make a decision on the application.

**2.** The Council will notify the adjoining owners or occupiers of the development and will set out when the application was received and when the 42-day determination period ends. It will also say how long neighbours have to make objections (which will be a minimum of 21 days), and the date by which objections must be received.

**3.** If any **adjoining** neighbour raises an objection within the 21-day period, the Council will take this into account and make a decision about whether the impact on the amenity of all adjoining properties is acceptable. The Council is not allowed to consider any other issues or objections from any other third parties.

**4.** The development may go ahead if no objections are received from adjoining neighbours within the

21-day period, or if objections have been received, that following consideration the Council decides that the effect on the amenity of adjoining properties is acceptable.

5. The Council may refuse the application if the proposal does not comply with the limitations and conditions that apply under permitted development or if you have supplied insufficient evidence for us to establish if the proposal complies with these limitations and conditions.

6. The Council must notify the developer of its decision within the 42-day determination period.

7. The Council may grant permission unconditionally or with conditions relating to the impact of the proposed extension on the amenity of any adjoining premises.

8. If approval is refused, you have the right to appeal.

9. You must notify the Council when the extension has been completed.

## **Exemptions**

This scheme does not apply to dwellings in conservation areas or to flats or maisonettes. To find out if your property is in a conservation area, please use our Local Information Service on our website.

The history of your property should also be checked in order to determine whether your permitted development rights have been removed by the Council as the Local Planning Authority. If they have, this guidance will not apply to you.

## **How to apply**

To ensure that you supply us with all the information we require, an application form and checklist can be download from our website at [www.stalbans.gov.uk/planning/](http://www.stalbans.gov.uk/planning/) or can be requested from our Customer Service Centre at the Council's offices.