

Planning Permission Guidelines

As a rule you do not usually need to apply for planning permission from your local authority, with the following exceptions:

- *Detached and semi-detached houses;
If the conservatory increases the overall volume of the original house* by whichever is greater - 70 cubic metres or 15% of the volume up to maximum of 115 cubic metres.*
- *Terraced or end-of-terrace houses;
If the conservatory increases the overall volume of the original house* by whichever is greater - 50 cubic metres or 10% of the volume up to a maximum of 115 cubic metres.*
- *The house is a listed building or in a conservation area.*
- *A condition was imposed on the estate when it was built that removes the permitted right to build an extension/conservatory, without prior approval of the local authority.*
- *A covenant was imposed by the house builder, applicable for a limited period after completion of the construction work.*
- *The conservatory (and any previous extensions) will occupy more than 50% of the original garden area.*
- *The conservatory is not intended for purely domestic use.*
- *Any part of the conservatory encroaches over the boundary of the property.*
- *The conservatory is on any wall fronting the highway (including public footpaths, bridle ways and byways.*
- *Any part of the conservatory is closer to the highway than the original house.*
- *The conservatory is higher than the original house. In addition, the overall height of the conservatory must not exceed 4m when the conservatory is less than 2m from any boundary. If greater than 2m from any boundary, the height of the conservatory may equal the height of the house.*

Other regulations govern properties located in National Parks and areas of outstanding natural beauty, and Scotland has its own regulations. We recommend that you check with your Council for a full list of conditions.

**As the house was first built or as it stood on 1st July 1948. If built before 1948 then subsequent extensions will count against the allowance*

