

Brief summary of what development would need permission in Conservation Areas

Regulations relating to the need for planning permission within the curtilage of a dwellinghouse (The Town and Country Planning (General Permitted Development) (Amendment) (No:2) (England) Order 2008), came into effect on 1st October 2008. Guidance on the regulations can be found on the Planning Portal website at www.planningportal.co.uk/permission/responsibilities/planningpermission/permitted

In general terms, if you live within a Conservation Area you will need planning permission for:-

- Extensions at the side of a dwelling
- Two storey rear extensions
- Single storey rear extensions if they would:
 1. project from rear wall of the original dwellinghouse by more than 4 metres, in the case of a detached house, or 3 metres, in the case of a semi-detached or terraced house
 2. have a maximum height in excess of 4 metres
 3. have eaves height greater than 3 metres where the extension would lie within 2 metres of a boundary of the dwellinghouse
- Roof dormers
- The cladding of any part of the exterior of a dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles
- Rooflights: if they project from the plane of the roofslope by more than 150mm. In addition, to fall within permitted development, rooflights and upper floor windows installed on side elevations of roofslopes must be obscurely glazed and only openable above a height of 1.7 metres above the floor level in question
- Detached outbuildings required for a purpose incidental to the enjoyment of the dwellinghouse, if they would:
 1. cover more than 50% of the garden area of the dwelling
 2. have a maximum height of more than 4 metres, in the case of a pitched roof, 3 metres in the case of a flat roof, or 2.5 metres where the building would stand within 2 metres of a boundary
 3. have an eaves height of more than 2.5 metres
 4. have more than one storey
 5. stand between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse
- Hardstandings between front wall of dwelling and the highway more than 5 square metres in area, unless the surface is formed of porous material or provision is made to direct run-off from the surface to a permeable or porous area, for example, a flowerbed
- Chimneys, flues or soil and vent pipes, installed on a wall or roofslope fronting a highway
- Satellite dishes on a chimney, wall or roofslope facing and visible from, a highway

Please bear in mind that the above is a brief summary only. Should you have an enquiry relating to the need for planning permission, **it is strongly recommended** that you contact Mole Valley District Council's Planning Department for advice, on 01306 885001.