

## PERMITTED DEVELOPMENT SELF ASSESSMENT FORM 1 - EXTENSIONS

You must answer **all** the questions (depending on whether a single storey extension or more than one storey extension) and if any response results in a **yes**, planning permission will be required.

### Single storey extensions

	Yes	No
Have permitted development rights been removed ?		
Are the premises to be extended a flat, apartment or maisonette ?		
Will the extension be attached to a wall which is not an original wall of the original dwelling?		
Will half the garden area (excluding the ground area of the original) be taken up by extensions or additions ?		
Will the highest part of the dwellinghouse be exceeded ?		
Will the eaves of the extension be higher than the eaves of the existing dwellinghouse ?		
Will the extension extend beyond a front facing wall, or a side facing wall if the side also fronts a highway ?		
Will the extension exceed 4m in height		
Will the extension project from the rear wall upon which it is to be located by more than 4m if detached house or 3m in other cases ?		
Will the extension be within 2m of a boundary and the eaves of the extension exceed 3m in height ?		
Will the extension project beyond a side wall by more than half the width of the dwelling ?		
Will the extension be to a property in a conservation area, or a property located in the Cotswolds Area of Outstanding Natural Beauty (AONB), and extend to the side ?		
Is it proposed to clad any part of the exterior to a property in a conservation area, or a property located in the Cotswolds Area of Outstanding Natural Beauty (AONB) ?		
Will the extension provide a veranda, balcony or raised platform ?		
Will the extension include the installation, alteration or replacement of chimney, flue or soil and vent pipe?		

### Extensions more than one storey

	Yes	No
Have permitted development rights been removed ?		
Are the premises to be extended a flat, apartment or maisonette ?		
Will half the garden area (excluding the ground area of the original) be taken up by extensions or additions ?		
Will the highest part of the dwellinghouse be exceeded ?		
Will the eaves of the extension be higher than the eaves of the existing dwellinghouse ?		
Will the extension extend beyond a front facing wall, or a side facing wall if the side also fronts a highway ?		
Will the rear of the extension be within 7m of the rear garden boundary ?		
Will the extension project from the rear wall upon which it is to be located by more than 3m ?		
Will the extension be within 2m of a boundary and the eaves of the extension exceed 3m in height ?		
Will the extension project beyond a side wall and, be more than half the width of the original dwelling or, exceed 4 metres in height ?		
Will the extension be to a property in a conservation area or a property located in the Cotswolds Area of Outstanding Natural Beauty (AONB) ?		
Is it proposed to clad any part of the exterior to a property in a conservation area, or a property located in the Cotswolds Area of Outstanding Natural Beauty (AONB) ?		
Will the extension provide a veranda, balcony or raised platform ?		
Will the extension include the installation, alteration or replacement of chimney, flue or soil and vent pipe ?		

Cont...

If the response to all the questions is **no**, then planning permission will not be required subject to the following conditions:

- Conditions**
- materials used in any exterior works must be of a similar appearance to those used in the existing dwelling (other than materials for a conservatory)
  - Any new upper floor side windows must be obscure-glazed and non-opening, unless the opening part is more than 1.7 metres above the floor of the room it serves.
  - If more than one-storey, the roof pitch shall match that of the original dwellinghouse so far as practicable.

**Disclaimer** – Based on the information provided it would appear that planning permission would/would not be required. If you require a formal determination of whether planning permission is required, you must submit an application for a Certificate of Lawful Proposed Development. Copies of the relevant application forms are available from the Council's website [www.stratford.gov.uk](http://www.stratford.gov.uk)