

Planning & Architect Service

Easing the process

If planning and building regulations is required for your barn we can assist from the early stages. However, we are equally happy to work alongside your architect if you have already selected one. Our architect will prepare a full set of planning drawings, including location and block plans specific to your site.

All the relevant submissions can be taken care of, as will any communications with your local authority. Working week in, week out to obtain oak-framing approvals, our experienced architect guides your planning and building regulations applications through all the necessary stages.

Our project manager will maintain close communications with our architect to ensure you are well informed.

A General Guide To Planning

Under permitted development some of our designs can be built without the need for planning permission. However, in many cases, consent is required from the local authority. We have put together some information for your convenience. Outbuildings are considered to be permitted development, not needing planning permission, subject to all the following conditions:

- *Must be single storey with a maximum eaves height of 2.5 metres and maximum overall height of 4 metres if it has a dual-pitched roof*
- *Not within 2 metres of the property boundary (unless under 2.5 metres in height)*
- *Balconies and verandas are not permitted development. Raised platforms such as decking are permitted development provided they are no higher than 300mm*
- *Outbuildings and other additions must not exceed 50% of the total area of land around the original house*. (All other outbuildings and extensions to the original house* must be included when calculating this 50% limit)*
- *No outbuilding on land forward of a wall forming the principal elevation of the original house**
- *On designated land** outbuildings to the side of the house are not permitted development*
- *If the outbuilding is to be built in national parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites or within the grounds of a listed building*
- *To be permitted development, any new building must not itself be a separate self-contained living accommodation*

** The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.*

*** Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.*

N.B. This is an introductory guide and is not a definitive source of legal information. Guidelines correct at time of print. We recommend that checks are made with your local authority to confirm your position.

