

If you are thinking about carrying out building work to your house or flat, please remember that you may need:

- planning permission;
- building regulation approval (a separate type of council permission); or
- planning permission **and** building regulation approval.

Do I need planning permission for all building work?

You don't need planning permission for all building work. You can carry out some building work without needing to apply for planning permission. This is known as 'permitted development'. Your answers to the questions over the page will help you find out whether you need our permission to carry out the work you want to do.

Do I need building regulation approval for all building work?

You don't need building regulation approval for all building work. The questions over the page will help you find out if you need to apply for this type of permission.

Some kinds of building work always need approval. For example, removing chimney breasts, knocking two rooms into one, most re-roofing and all underpinning (supporting walls).

How can I find out if I need permission?

You need to answer the questions over the page. If you answer 'Yes' to any of these questions, you need to apply for planning permission or building regulation approval.

If you answer 'No' to all the questions, you probably don't need permission but you should phone the Planning Office to check. This leaflet is a general guide and does not cover every possibility. If you don't need permission, ask the Planning Office to confirm this in writing.

Listed buildings

If you live in a 'listed building', you need a separate permission called 'listed building consent'. You need this for any work that would affect the building's character, inside or outside the building. You will need this even if you don't need planning permission.

Other permissions

Depending on the work you want to carry out, you may need other permissions as well as planning permission and building regulation approval. Examples include the following.

- If you live in an ex-council house, you probably need permission from Housing Services to carry out the work. Please phone Housing Management on 01992 564000 to find out more.
- If you want to create a vehicle crossing, you must get in touch with the Highways team on 01279 642500.
- You must make sure you have all the permissions you need before you start work.

Tell your neighbours

If you are planning to build within six metres of a boundary, you must speak to your neighbour about the Party Wall Act. We can let you have a booklet about this. You should speak to your neighbours before you start any building work, whether or not you need permission.

This can help sort out difficulties at an early stage and avoid problems later on.

This leaflet is one of a series that we have produced to give you advice about what permissions you need. **It is for homes only.** If you want to carry out building work to a business or agricultural building, please phone us for advice on 01992 564000.

If you want more information or need to obtain application forms, please visit our website www.eppingforestdc.gov.uk/planning, phone us on 01992 564000. Or you can write to us at: Directorate of Planning & Economic Development, Civic Offices, High Street, Epping, Essex CM16 4BZ.

More information and an interactive guide are available at www.planningportal.gov.uk/england/genpub

Planning permission

Houses.

- You do not need planning permission to provide or replace a hard surface within your rear or side garden.
- In your front garden (between the front of your house and the road) you do not need planning permission to provide or replace a hard surface of up to 5 square metres in area.
- In your front garden, If the area you wish to surface or re surface covers more than 5 square metres then the surfacing must be made of porous material through which water can drain, or if it is not porous, the surface must drain onto a porous or permeable area within your garden, such as a flower bed or graveled area. (This is to prevent run off of rain water onto the road or onto neighbouring properties)
- If you wish to hard surface the whole of your front garden with a non porous material and not draining onto a porous or permeable part of your garden then you will need to apply for planning permission.
- If you don't think you need permission for your driveway/hard surface, you should apply for a Certificate of Lawful Development before starting work.

Flats and maisonettes.

- You may need planning permission to hard surface any area of your garden, please contact the Development Control team for further advice.

Building regulations

- You do not need building regulations approval.

If you are hard surfacing your garden in connection with a new vehicular access (dropped kerb) to your garden you may require planning permission for the access. Please see leaflet 10 for information.