

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

- You will need planning permission if you answer **'Yes'** to any of the following questions.
 - If you don't think you need permission for your outbuilding, you should apply for a Certificate of Lawful Development, before starting work.
1. Is the property a flat, a maisonette or used for any business?
 2. Has your house had its 'permitted development' rights removed? *These are rights that allow you to do work without needing to ask permission. They are most often removed by a condition which was set when the original permission to build your house was granted. This is more likely if that was within the past 30 years. Please check with the Development Control team.*
 3. Will the planned building, including any gutters or foundations, go onto land that you do not own?
 4. Will you use the planned building for a business?
 5. Will you use the planned building to live in?
 6. Will the planned building be forward of a wall forming the principal elevation of the original house?
 7. Will the planned building have more than one storey?
 8. Will the planned building be higher than 4 metres (13 feet 2 inches) if it is going to have a ridged roof, or 3 metres (9 feet 10 inches) if it is going to have any other type of roof?
 9. Will the planned building be within 2m (6 feet 6 inches) of any boundary and be over 2.5m (8 feet 2 inches) high?
 10. Will the planned building have eaves that are over 2.5m (8 feet 2 inches) high?
 11. Will more than half of your garden be covered by buildings (excluding the area of the original house, but including any additional buildings/extensions)?
 12. Will there be a raised platform or decking over 30cm (11.8 inches) high, or a veranda or balcony?
 13. Is your house a listed building?
 14. If your house is in a conservation area, will any part of the planned building be on land between any side elevation of the house and the boundary?
 15. Would the capacity of any domestic heating container exceed 3,500 litres?

Building regulations

- You do not need building regulations approval for detached greenhouses, sheds or small single-storey buildings with a floor area of **up to 15 square metres (unless people will sleep in them)**.
- You will need building regulations approval if you answer **'Yes'** to any of these questions.
 1. Will people sleep in the building?
 2. Will the floor area inside the building be more than 30 square metres (328 square feet)?
 3. Will the building have more than one floor?
 4. If the building will include materials that burn easily (such as timber rafters), will it be less than 1 metre (3 feet 3 inches) from the boundary of your house?