

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](http://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](http://www.planningportal.gov.uk/england/genpub)**

This advice only relates to garages which are attached to people's homes. It does not deal with free-standing garages that are not attached to the house, for these please see Planning Leaflet #3 (I want to build a detached shed, a detached garage, a greenhouse, a swimming pool or other outbuilding; or install a Domestic Heating Container)

## Planning permission

- In many cases, the original planning permission to build the garage includes a planning condition that says you must only use it to park a car. If this is the case, you must apply for planning permission to change its use. You should check with our Development Control team before you begin the work.
- You may need planning permission if you are adding a new bay or bow window which projects out beyond any wall of the building. This will be treated as an extension to your house. Please see leaflet 4 or 5 for further information.
- You may need planning permission for any extension to the garage. Please see leaflet 4 or 5 for further information.

## Building regulations

- You will always need building regulations approval for this work.