

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 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 01992 564298.

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 want us to send you the application forms, please phone us on 01992 564000.

Or write to us at:

Planning Services, Civic Offices,
High Street, Epping,
Essex CM16 4BZ.



**Epping Forest
District Council**

I want to put up a satellite dish

Planning permission

- You will need planning permission if you answer **'Yes'** to any of the following questions.
- If you don't think you need planning permission for your satellite dish, you should ask the Development Control team for confirmation in writing or apply for a Certificate of Lawful Development.

Houses

- 1 When you measure the dish in any direction (not including the part that sticks out in front of the dish itself, reinforcing rim, mountings or brackets), is it larger than:
 - 45 centimetres (1 foot 6 inches), if it is going to be put on a chimney; or
 - 90 centimetres (2 feet 11 inches), in any other case?
- 2 Is there another dish attached to your house or in your grounds?
- 3 Will the planned dish be higher than the highest part of the roof or chimney you want to fix it to?
- 4 If your property is in a conservation area, would you put the dish on a:
 - a chimney;
 - b building which is higher than 15 metres;
 - c wall or roof slope that faces a road; or
 - d listed building?

Flats and maisonettes

- 1 If the building is 15 metres high or more, would the dish:
 - a make more than two dishes on the building;
 - b be larger than 130 centimetres (4 feet 3 inches) when you measure it in any direction (including the supporting structure but not including the part that sticks out in front of the dish itself); or
 - c be in a conservation area?
- 2 If the building is less than 15 metres high, would the dish:
 - a be higher than the highest part of the roof it will be put on;
 - b make more than one dish on the building;
 - c be on a chimney;
 - d be on a wall or roof slope that faces a road; or
 - e be larger than 90 centimetres (2 feet 11 inches) when you measure it in any direction (not including the part that sticks out in front of the dish itself, reinforcing rim, mountings or brackets)?

Houses and flats

Even if you have answered 'No' to all the questions above, you still have to make sure that:

- a the dish is in a place that does not affect the appearance of the building; and
- b you remove the dish as soon as you no longer need it.

Building regulations

You do not need building regulations approval to put up a dish.

If you fix a dish to a chimney, the chimney may not be safe in strong winds.

