

## **INTRODUCTION**

This leaflet is designed to clarify some of the misconceptions and confusion of what may require planning permission when carrying out changes to your home or garden. This leaflet will not be able to tell you whether or not you will need permission. The leaflet does however give you the contact details so that you can find out if your proposals need permission.

## **TYPES OF PERMISSION**

This guidance concerns the need for planning permission. Please bear in mind that other permissions may also be needed. If the works are to buildings then you are likely to need a separate consent under the Building Regulations. For further advice on the Building Regulations please contact the Council's Building Control team at the address given on this leaflet or telephone 01255 256169.

If your property lies in a Conservation Area then some demolition works to buildings, walls or fences may need Conservation Area Consent.

If your house is a listed building then any works to the building, even something as simple as repainting, are likely to need Listed Building Consent. In addition your proposals are more likely to need planning permission if your house is listed. For example any new walls or fences will need planning permission.

## **WILL I NEED PLANNING PERMISSION?**

In principle all development requires planning permission. However there are

exceptions known as "permitted development." Permitted development is defined by Government regulations and if a proposal is "permitted development" then no planning application is necessary. To put it simply it means that the Government has granted planning permission in advance.

There are two ways in which you can find out whether your proposal is "permitted development".

- 1 The Office of the Deputy Prime Minister produces a comprehensive booklet called, "**Planning A Guide for Householders**". This is available from our planning reception at Weeley or by telephoning the number on this leaflet and asking for a copy. You can also obtain a copy online from [www.odpm.gov.uk](http://www.odpm.gov.uk). From the contents select "planning" and then select "planning guidance and advice".
- 2 You can complete our Householder Enquiry Form, available from our Weeley offices or by telephoning the number on this leaflet. We will then check the proposal for you and reply within ten days on whether you need to make a planning application.

Ideally we would like to be able to advise you over the telephone or in person. However the regulations are so complex that there is a risk of giving you the wrong advice. The consequences could extend to making you remove works you have

done. We do not want to cause such problems, which is why we avoid giving advice without thorough research.

## **EXTENDING YOUR DWELLING**

The majority of extensions will need a planning application.

## **INTERNAL ALTERATIONS**

These will not need a planning application.

## **CONSERVATORIES**

There is often a mistaken belief that conservatories do not need a planning application. This is not true and they are treated the same as any other extension, so many will need an application. If a conservatory supplier says your conservatory will not need planning permission please make sure they have checked this with us.

## **SATELLITE DISHES**

For a single dish of standard size you will not normally need a planning application. A separate guidance leaflet is available called, "**A Householder's Planning Guide for the Installation of Satellite Television Dishes**". A copy is available from the same sources mentioned earlier in this leaflet.

## **STORING A CARAVAN OR DINGHY**

A planning application is not needed, provided it is your own.

## **SHEDS AND GARAGES**

Sometimes these will need a planning application even for the humblest of sheds.

## **PARKING OF YOUR CAR**

A planning application is not needed, provided it is your own car and not a business vehicle.

## **BUSINESSES**

You may need to make a planning application to run a business from your home. There are no precise rules to adhere to. If you are simply using one room for a business, nobody else works for you, no callers or deliveries take place and there is nothing outside to show that there is a business it is very unlikely to need planning permission. If however some of these aspects are different then please check with us.

## **HOBBIES**

Your hobby will not normally need planning permission. It does however depend on its scale. To keep one stock racing car in the garden will not need planning permission but if you keep seven you will. Similarly if you have one pet dog you do not need to even contact us but ten dogs on the property is likely to need planning permission. If you are unsure then please contact us.

## **MY PROPERTY IS A FLAT**

Flats are treated quite differently and normally for external works you will need a planning application.

## **MY HOME IS PART OF MY BUSINESS**

Some properties are “mixed uses” where there is both a residential use and a business use. Examples would be where part of the home is a shop or where there is a business use operating from part of the home. In these cases you will also normally need a planning application for external works.

# **DEVELOPMENT CONTROL REGENERATION, PLANNING AND COMMUNITY SERVICES**



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## **DO I NEED PERMISSION?**

A guide for householders

Council Offices  
Thorpe Road  
Weeley  
Clacton-on-Sea  
Essex  
CO16 9AJ  
Tel: 01255 686161  
Fax: 01255 686417

Email:

[planning.services@tendringdc.gov.uk](mailto:planning.services@tendringdc.gov.uk)

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