



North
Northamptonshire
Council

Self Assessment Form Class A

Do I need planning permission for an alteration or extension attached to my house?
(this includes conservatories, attached garages, new and replacement windows,
rainwater goods, cladding/rendering etc) (Class A)

Please note that this form will not apply to the extension or alteration of a maisonette or a flat as an application for planning permission will always be required for those developments.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) sets out a series of Permitted development rights. Works that are in total conformity with these Permitted Development (PD) rights do not require a planning application. Part 1 Class A sets out the PD rights for the extension or alteration of a dwelling house.

If you:

1. can answer 'no' to all the following questions; and
2. PD rights have not been removed from the property by means of an Article 4 direction or a restrictive planning condition;

then an application for planning permission will not be required.

There is also more information available on our [North Northants Website](#). The government has produced Technical Guidance relating to [Permitted development rights for householders](#) which could also be of assistance to you.

Please read the Guidance section below carefully as this sets out the basis on which this advice is given.

For the purposes of this legislation "*Original*" - means a building as it existed on 1 July 1948 where it was built before that date, and as it was built if built after that date.

If you answer 'Yes' to any one of the questions, or do not comply with the conditions (if relevant), an application for planning permission **will be required**.

Please check whether your property is located in a conservation area before answering these questions. You can check this using [Link to 'In My Area'](#) mapping on our website.

Is the proposal:

1. To be carried out on a dwelling within the Conservation Area of Brigstock, Duddington, Collyweston, Kings Cliffe or Easton-on-the-Hill? **Yes/No**
2. Related to a house which was granted planning permission to be used as a dwelling under Class M, N, P, PA or Q of Part 3 of the GPDO (changes of use)? **Yes/No**
3. Higher than the highest part of the existing roof? **Yes/No**
4. Higher at the eaves than the eaves of the existing dwelling? **Yes/No**
5. (in relation to the original dwelling) extending beyond a wall forming a side elevation that fronts a highway? **Yes/No**
6. (in relation to the original dwelling) extending forward of a wall forming the principle elevation (unless it is a porch permitted by Class D – please see separate self assessment form)? **Yes/No**
7. To form a rear extension of more than one storey that extends beyond the rear wall of the original dwelling by more than 3 meters? **Yes/No**
8. To form an extension of more than one storey that would be within 7 meters of a boundary opposite the rear wall of the dwelling? **Yes/No**
9. Within 2 meters of the boundary and over 3 meters high at the eaves? **Yes/No**
10. To form a single storey side extension over 4 meters in height? **Yes/No**
11. (in relation to the original dwelling) extending beyond a wall forming a side elevation and have more than one storey? **Yes/No**
12. (in relation to the original dwelling) extending beyond a wall forming a side elevation and be more than half the width of the original dwelling? **Yes/No**
13. A single story rear extension over 4 meters in height? **Yes/No**
14. A single storey extension that extends beyond a rear wall of an attached dwelling (eg terraced or semi detached) by more than 3 metres (when measured from the original dwelling)? (If YES you need to refer to question 23) **Yes/No**
15. A single story rear extension that extends beyond a rear wall of a detached dwelling by more than 4 metres (when measured from the original dwelling)? (If YES you need to refer to question 24) **Yes/No**
16. To form a rear extension of more than one storey located within a conservation area? **Yes/No**
17. A side extension located within a conservation area? **Yes/No**

18. To carry out cladding (stone, render, plastic, timber etc) to any part of the exterior of a dwelling located within a conservation area? **Yes/No**

Does the proposal:

19. Mean that over half the area of land around the original dwelling would be covered by additions or other buildings? **Yes/No**
20. Involve the construction of verandas or balconies? **Yes/No**
21. Involve the construction of raised platforms or decking with a height greater than 300 millimetres? **Yes/No**
22. Mean that the total enlargement of the original dwelling (the current proposal in addition to any existing extensions) would require any of the above questions to be answered 'Yes'? **Yes/No**

If you answered 'Yes' to Question 14:

23. A) and the property is in a Conservation Area a planning application will be required.
- B) If the proposal would extend beyond a rear wall of an attached dwelling (eg terraced or semi detached) by more than 6 metres a planning application will be required.
- C) If the proposal would extend beyond a rear wall of an attached dwelling (eg terraced or semi detached) by more than 3 metres but less than 6 metres and you answer **NO** to all other questions you are required to submit details to the council. Please complete the form 'Prior Approval of Larger Home Extensions' and provide the required information and fee.

If you answered 'Yes' to Question 15:

24. A) and the property is in a Conservation Area a planning application will be required.
- B) If the proposal would extend beyond a rear wall of a detached dwelling by more than 8 metres a planning application will be required.
- C) If the proposal would extend beyond a rear wall of a detached dwelling by more than 4 metres but less than 8 metres and you answer **no** to all other questions you are required to submit details to the council. Please complete the form 'Prior Approval of Larger Home Extensions' and provide the required information and fee.

Conditions:

If you answered **no** to all of the above questions, the following conditions must always be complied with. If you can't comply with all of the conditions then an application for planning permission will be required.

A: Other than materials used in the erection of a conservatory, materials to be used in any exterior work must be similar in appearance to the existing dwelling.

B: Upper- floor, side-facing windows must be obscure- glazed and any opening section must be 1.7m above the internal floor level.

C: As far as practical, the roof pitch of any extension higher than one storey, or of an upper storey addition built over an existing extension, must match the roof pitch of the original dwelling.

If the proposal includes:

- An additions or alterations to the roof - Please see the Self Assessment Form for Classes B and C additions or alterations to the roof (dormer windows, roof extensions, re-roofing, roof lights, etc.)
- The erection or alteration of outbuildings or other ancillary garden buildings/structures - Please see the Self Assessment Form for Class E (sheds, hobby/home office buildings, greenhouses, garages and other ancillary garden buildings such as swimming pools, sauna cabins, kennels, enclosures (including tennis courts) and containers for domestic oil tanks)
- The erection of a porch - Please see the Self Assessment Form for Class D
- An alteration which is a chimney, flue, soil or vent pipe - Please see the Self Assessment Form for Class G
- The installation, alteration or replacement of solar panels or solar collectors - Please take advice from [Interactive House](#).

Guidance

In using this self assessment form you acknowledge:

- The self assessment form is intended for guidance purposes only and is not binding in determining whether planning permission is required for a particular proposal. This self assessment form **does not** constitute a certificate of lawful development under either Section 191 or 192 of the Town and Country Planning Act 1990 (as amended).
- The self assessment form cannot prejudice any decision that the Local Planning Authority may make on any subsequently submitted formal application or planning enforcement investigation.
- The completion of the self assessment form does not imply or signify the agreement of the Local Planning Authority to any statement given by the applicant.
- Whilst best endeavors are made to ensure the self assessment form is kept accurate and up to date, this cannot be relied upon.
- Use of the self assessment form is entirely at your own risk. East Northamptonshire Council accepts no responsibility for any action taken arising from the use of the self assessment form.

Should you require a legally binding determination of whether planning permission is required, you may submit an application for a lawful development certificate. Applications for a certificate of lawful development require a fee and have a target determination period of 8 weeks. Further information can be obtained from our website:

- Guide to making an application for a [Lawful Development Certificate \(Proposed development\)](#)
- Guide to making an application for a [Lawful Development Certificate \(Existing development\)](#)

Please be aware that an application for a certificate of lawful development requires the applicant to demonstrate why the development will be lawful under planning legislation. The following tools may be useful in evidencing if a development is lawful:

- [The Planning Portals Interactive House](#)
- [Government guidance for householders](#)
- [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#)

We provide a free service that answers queries which are solely seeking confirmation of whether any planning conditions restrict the permitted development (PD) rights of a particular property. Please email planning.enc@northnorthants.gov.uk with the address of the property, stating that you are seeking confirmation of whether PD rights remain intact.

Before commencing any works you are advised to check your deeds to see if there are any covenants, private rights of way, or other legal restrictions which would preclude the work being carried out.

In addition to any permissions that may or may not be required in relation to Planning legislation the Council's Building Control team deal with separate Building Regulations legislation. This legislation secures the health, safety, welfare and convenience for everyone. Please contact the Building Control team to receive pre-application advice about Building Regulations and the need for Building Regulations consent. Building Control helpline 01832 742139.