



PLANNING INFORMATION

The following information has been extracted directly from a link to the Planning Portal website.

Thomas Tonks supply this for information purposes only and it is your responsibility to contact either the Local Planning Control Office or the relevant document providers and advisers to clarify the information.

Class A

The enlargement, improvement or other alteration of a dwelling house.

Summary

Conservatory (single-storey)

Adding a conservatory to a house is considered to be permitted development, not requiring an application for planning permission, provided these limits and conditions are met:

1. On designated land cladding of any part of the exterior of a dwelling (and extensions/ conservatories) with stone, artificial stone, pebble dash, render, timber, plastic or tiles is not permitted development.

*Designated land includes national parks and the Broads, Areas of Outstanding Natural Beauty, conservation areas and World Heritage Sites.

2. On designated land conservatories extending beyond any side wall of the original house are NOT permitted development.
3. Conservatories (including previous extensions) and other buildings must not exceed 50% of the total area of land around the original house.

The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

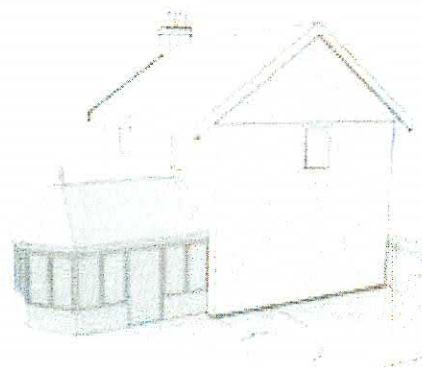
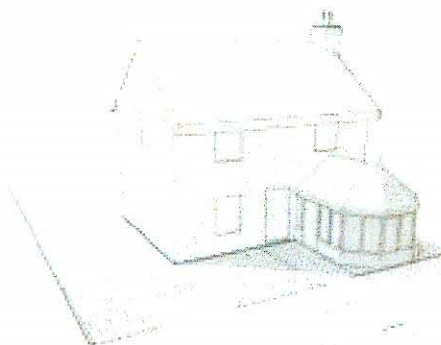
*Sheds and other outbuildings must be included when calculating the above 50% limit

4. Conservatories forward of the principal elevation or side elevation of the original house and fronting a highway are NOT permitted development.

5. Side conservatory must not have a width greater than half the width of the original house.

The term 'original house' means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

6. Side conservatories to be single storey with a maximum height of four metres.
7. If conservatory (at side or rear) is within two metres of a boundary maximum eaves height should be no higher than three metres to be permitted development.
8. Single-storey rear conservatory must not extend beyond the rear wall of the original house by more than three metres if an attached house or by four metres if a detached house.
9. Single-storey rear conservatory must not exceed a height of four metres.
10. Maximum eaves height should be no higher than the eaves of the existing house. The highest part of the conservatory should be no higher than the roof ridge line of the existing house.





Conservatories

You are viewing guidance for England. To view guidance specific to Wales, please select the 'Welsh site' option from the top right of this page.

Planning Permission

Adding a conservatory to your house is considered to be permitted development, not needing an application for planning permission, subject to the limits and conditions listed below.

- No more than half the area of land around the "original house"* would be covered by additions or other buildings.
- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Maximum depth of a single-storey rear extension of three metres for an attached house and four metres for a detached house.
- Maximum height of a single-storey rear extension of four metres.
- Maximum depth of a rear extension of more than one storey of three metres including ground floor.
- Maximum eaves height of an extension within two metres of the boundary of three metres.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single storey with maximum height of four metres and width no more than half that of the original house.
- Roof pitch of extensions higher than one storey to match existing house.
- No verandas, balconies or raised platforms.
- On designated land* no permitted development for rear extensions of more than one storey; no cladding of the exterior; no side extensions.

Conservatories Mini guide
[\(http://www.planningportal.gov.uk/permission/commonprojects/conservatories/miniguide/\)](http://www.planningportal.gov.uk/permission/commonprojects/conservatories/miniguide/)



[\(http://www.planningportal.gov.uk/permission/commonprojects/conservatories/miniguide/\)](http://www.planningportal.gov.uk/permission/commonprojects/conservatories/miniguide/)

Access our interactive guide to the planning permission and permitted development regimes for conservatories.

Please note: the permitted development allowances described here apply to houses not flats, maisonettes or other buildings. [View guidance on flats and maisonettes here \(/permission/commonprojects/flats/\)](#).

Where work is proposed to a listed building, listed building consent may be required.

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Building Regulations

Building regulations will generally apply if you want to build an extension to your home.

However, conservatories are normally exempt from building regulations when:

- They are built at ground level and are less than 30 square metres in floor area.
- The conservatory is separated from the house by external quality walls, doors or windows.
- There should be an independent heating system with separate temperature and on/off controls.
- Glazing and any fixed electrical installations comply with the applicable building regulations requirements (see below).

You are advised not to construct conservatories where they will restrict ladder access to windows serving rooms in roof or loft conversions, particularly if any of the windows are intended to help escape or rescue if there is a fire.

Any new structural opening between the conservatory and the existing house will require building regulations approval, even if the conservatory itself is an exempt structure.

Further Information

The following common work sections gives an indication of other elements normally required to satisfy the requirements of the Regulations for conservatories:

- [Doors and windows \(/permission/commonprojects/doorswindows/\)](#)
- [Electrics \(/permission/commonprojects/electrics/\)](#)

Greener Homes

Whilst providing useful space, a badly designed conservatory can be a huge energy drain for the house as a whole.

The key to avoiding this is to separate the conservatory from the rest of the house, so that it can only be accessed via an external (insulated) door, so that it can then be closed off at night and on cold days.

If you want a sunspace that is integral to the rest of the house, it needs to be designed as an extension, with lots more insulation and energy efficient glazing in place.

Disclaimer

This is an introductory guide and is not a definitive source of legal information. [Read the full disclaimer here \(/general/aboutus/legal/disclaimer/\)](#).

This guidance relates to the planning regime for England. Policy in Wales may differ. If in doubt contact your Local Planning Authority.