



The buildings and works shown below do not require a Building Regulations submission

Greenhouses

Provided they are not used for retailing, packing or exhibiting and contains no domestic electrical installation is proposed

Small detached buildings/sheds

If floor area does not exceed 15m² and contains no sleeping accommodation and no domestic electrical supply

Boundary walls and fences

Separate guidance available on request

Single storey additions not open to house

With floor area not exceeding 30m² that are: conservatories, greenhouses, porches, covered yards or carports open on at least 2 sides.

- Glazed doors and walls should be of safety glass in critical areas
- Conservatories must have transparent and translucent roofs
- Separation must be maintained to original property
- If a domestic electrical supply is provided, this aspect is controlled

Small detached buildings

If floor area does not exceed 30m², contains no sleeping accommodation and either:

- has brick or concrete walls, or
- is more than 1m from the boundary
- and contains no domestic electrical supply

Note: From the 1st January 2005 control under Building Regulations will be extended to domestic electrical installations and will apply to such installations in outbuildings such as sheds, garages and greenhouses as well as dwelling houses and flats. Control will also cover fixed lighting and pond pumps in gardens.

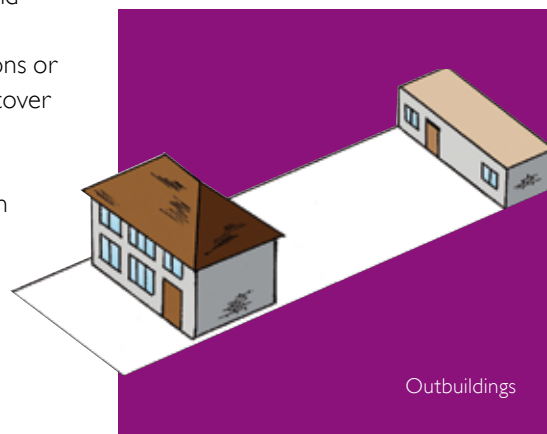
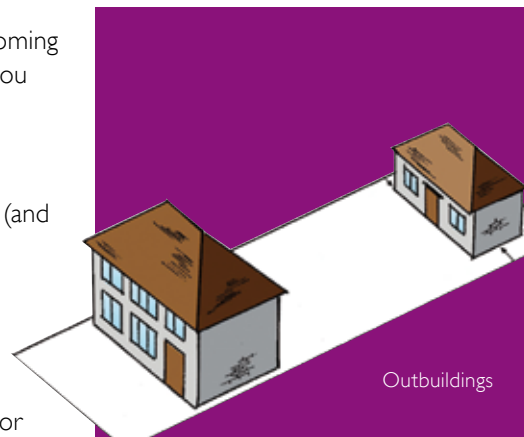
THINKING OF EXTENDING OR ALTERING YOUR HOUSE?

Before you start making plans, take some time to check the new planning law that came into effect earlier this year. The law is intended to make the rules easier to understand and make changes to your house a more simple process. It also gives better protection to neighbours' light and outlook, which could be affected by your project.

However, despite the law becoming simpler, there are still rules you have to follow.

ALL ALTERATIONS:

- These rules only apply to houses (and then not all houses).
- Materials must match the original house.
- Alterations must be no higher than the top of the house.
- New side windows, at first floor or above, must be frosted glass and not openable.
- Combined with other extensions or outbuildings, alterations must cover less than half the garden.
- Extension eaves must be no more than 3 metres high within 2 metres of the boundary.
- Side extensions must be less than half the width of the original house.



OUTBUILDINGS:

- You cannot use it as a dwelling.
- It must be used for domestic purposes (i.e. not for a business).
- It must not be forward of your main (usually front) wall.
- Combined with other extensions, it must cover less than half the garden.
- It can only be single storey.
- If it has a dual (symmetrically) pitched roof, it must be less than 4 metres high.
- If it has a flat or other pitched roof, the maximum is 3 metres.
- Within 2 metres of any boundary the maximum height is 2.5 metres.

- The eaves must be a maximum 2.5 metres high.

ROOF ALTERATIONS:

- No loft extensions are permitted in a conservation area.
- Only roof lights are allowed on the front slope (projecting maximum 150 mm) of the property.
- They must be no higher than the original roof ridge.
- Additions to terraced houses should not be more than 40 cubic metres. For other houses this should not be more

than 50 cubic metres.

- Hip to gable extensions are usually allowed, but any loft extensions must comply with below.
- Other extensions must be at least 20 centimetres from the point where the roof meets the house wall.

OTHER EXTENSIONS ABOVE GROUND FLOOR:

- These are not allowed on the side or front of the house.
- They may extend no more than 3 metres back into the garden.
- They must be more than 7 metres from the back boundary.
- Roof pitch must match the original house.

GROUND FLOOR REAR EXTENSIONS:

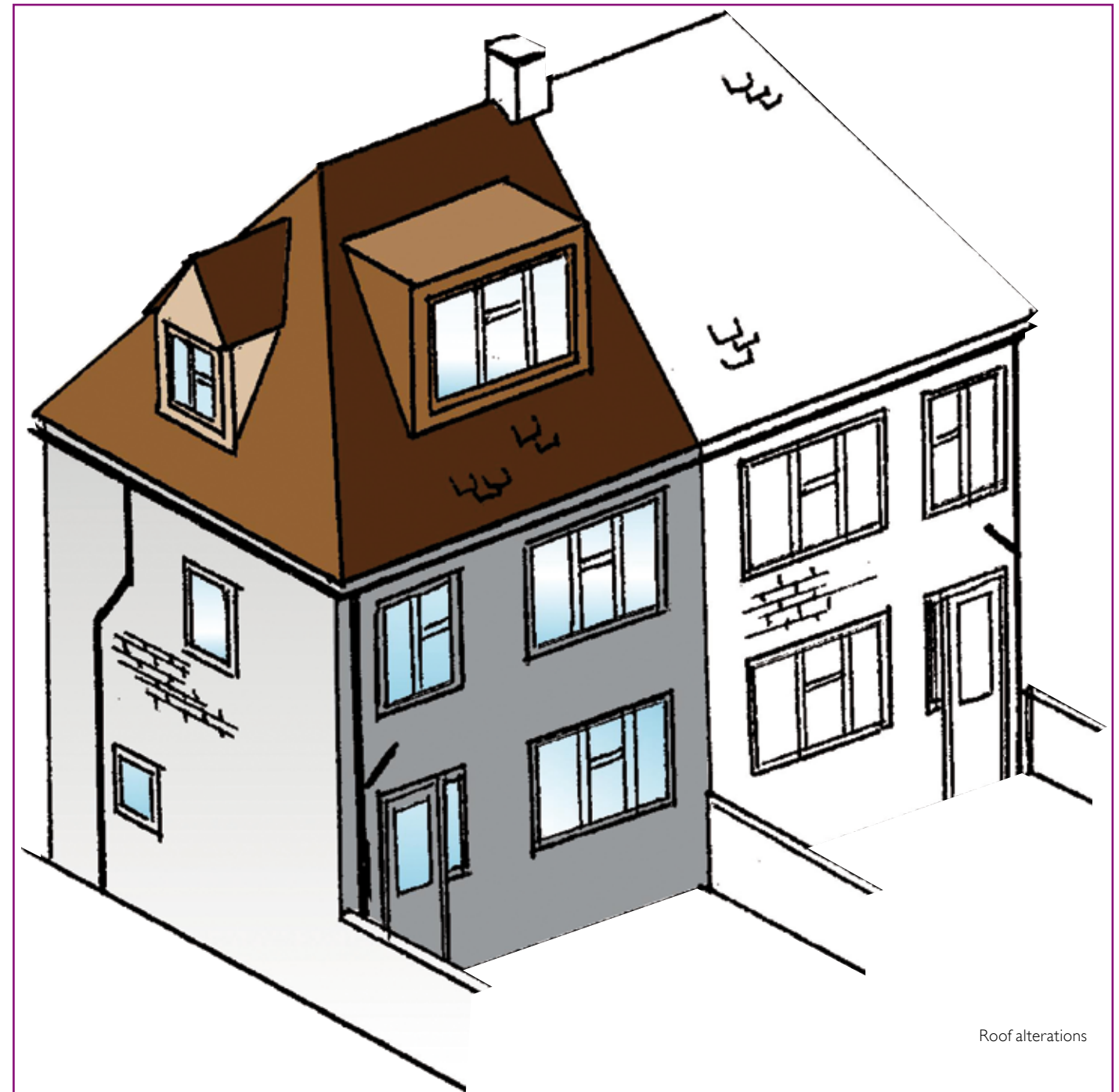
- They must have a maximum height of 4 metres.
- They may extend no more than 3 metres back into the garden (on a terraced or semi-detached) or 4 metres (on a detached house).

FRONT GARDEN HARD SURFACES (BETWEEN THE HOUSE AND THE ROAD):

- Surface material used must be porous or permeable, or drain to a lawn or flowerbed (not into the rainwater drains nor onto adjoining land or the street).

THE NEW RULES ALSO COVER:

- Porches
- Chimneys, flues and soil pipes



- Satellite dishes
- Solar panels
- Verandas, balconies or decking

There are also rules about fences, walls and other means of enclosure, vehicle accesses and decoration, including stone cladding and rendering.

Contact the council to find out more. Email planning@hounslow.gov.uk or call **020 8583 4998**.

It is important to note that if you want to extend or alter a flat, you still need planning permission. You should also always check before making alterations that your home doesn't have

extra restrictions because, for example, you own a listed building or live in a conservation area, or for some other reason.

You are strongly advised to apply for a Certificate of Lawfulness to confirm that you are building in accordance with the new regulations.



FURTHER INFORMATION

For application forms or to find out more, visit: www.hounslow.gov.uk/planning or www.planningportal.co.uk