

Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013

Guidance Note for 42 day householder (single storey rear extensions) prior approval applications

The new legislation (statutory instrument 2013 No. 1101 coming into force on 30th May 2013) relating to single storey rear extensions (between 3 metres and 6 metres for a terraced/semi-detached house and between 4 metres and 8 metres for detached houses) requires that applicants submit a basic level of information with their prior approval application to inform the prior approval process. Therefore Trafford Council has created this simple checklist to assist applicants in that process.

Applicants should be aware that, provided no objections are received from adjoining occupiers, the Local Planning Authority will issue a 'Prior Approval not required' notice which then means that you would have until 30 May 2016 to implement and complete the scheme, as submitted.

Whilst scaled plans are not a requirement for the submission of a prior approval application, or details as to whether any trees are to be removed, it is strongly recommended that these details are submitted so that your neighbours are fully aware of the specifics of your proposal (e.g. locations of all windows and potential loss of trees). If sufficient clarity is not made clear in your submission, it may result in neighbours objecting due to a lack of detail or information. The receipt of any such objection(s) would then require the impacts of the proposed extension to be assessed by the Local Planning Authority. As part of this process, and subject to time constraints, the Local Planning Authority may require the submission of additional information in order to assess amenity impacts. The need for the proposal to be assessed may result in a refusal of your application if the proposal was considered to have an adverse impact on the amenity of neighbouring properties.

Given the above the Local Planning Authority therefore consider it would help your application, and may avoid objections on the grounds of lack of information, if appropriately scaled plans and any loss of trees were submitted as part of the original 42 day prior approval application.

To exercise permitted development rights the development has to be on land within the curtilage of the dwelling house and as such if any part of the extension, including its guttering or eaves, overhangs neighbours property or the highway, the rights cannot be exercised. An application for planning permission would therefore be required.

Building Regulations set standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings. For many types of building work, separate permissions under both regimes (separate processes) will be required. For other building work, such as internal alterations, Buildings Regulations approval will probably be needed, but Planning permission may not be.

Essential Requirements (mandatory)	Useful Information (not mandatory)	Check
A written description of the proposal which includes the length that the extension extends beyond the rear wall of the original house, the	Scaled Plans. Plans that are drawn to scale and show clear dimensions will help your neighbours understand what you are proposing and will help	Is any part of the extension on or overhanging neighbouring properties, premises or land? If so, you cannot use the

height at the eaves and the height at the highest point of the extension;	the consultation process	notification process.
A plan of the site, showing the proposed development	Indicate the loss of trees and hedges. This will help your neighbours understand if there is a potential loss of screening.	Is the property in a Conservation Area or is it a Listed Building? If so, you cannot use the notification process.
The addresses of any adjoining properties, including at the rear	Include addresses of commercial properties and identify any land adjacent to your site	
A contact address for the developer and an email address if the developer is happy to receive correspondence by email.	An email address will ensure that the decision will reach you on or before the 42 day expiry date	