

## Self Assessment Form A

### Do I Need Planning Permission For An Alteration or Extension Attached To My House?

(this includes conservatories, garages, windows etc.) (Class A)

If the proposal is for a flat, maisonette, house of multiple occupancy (a dwelling house occupied by 3 or more unrelated individuals who share basic amenities), mobile home or to develop a commercial property please contact the planning department as **this form will not apply**. This form does not determine the requirement of [Building Regulations Approval](#) which comes under different legislation.

From 30 May 2013 an extension or addition to your property will be permitted development, **not** needing planning permission if you:

1. answer “**NO**” to **ALL** of the following questions,
2. comply with the following **CONDITIONS (A, B and C)** and
3. there are no planning restrictions removing such rights on your property.

If you answer “**TRUE**” to the statements **19** or **20** you are required to complete the “Prior Notification (House Extensions) Application Form” and provide the required details.

For information see “Guidance” at the bottom of this form or for more information refer to our website [www.trafford.gov.uk/planning](http://www.trafford.gov.uk/planning). If you answer “**YES**” to any questions or do not comply with the conditions you will need to apply for [Planning Permission](#).

#### Is the development proposal:-

Is the development proposal:-			
<b>1</b>	higher than the highest part of the existing roof?	Yes	No
<b>2</b>	higher at the eaves than the eaves of the existing house?	Yes	No
<b>3</b>	forward of the Principal Front Elevation or Side Elevation of the “original house” fronting a highway?	Yes	No
<b>4</b>	a rear extension of more than one storey and extends beyond the rear wall of the "original house" by more than 3 metres?	Yes	No
<b>5</b>	a rear extension of more than one storey that is within 7 metres of the rear boundary?	Yes	No
<b>6</b>	within 2 metres of the boundary and over 3 metres high at the eaves?	Yes	No

7	extending beyond a side elevation of the "original house" and over 4 metres in height?	Yes	No
8	extending beyond a side elevation of the "original house" and more than 1 storey?	Yes	No
9	extending beyond a side elevation of the "original house" and more than half the width of the "original house"?	Yes	No
10	a single storey rear extension over 4 metres in height?	Yes	No
11	a single storey rear extension over 6 metres deep to an attached house? (measured from the "original house")	Yes	No
12	a single storey rear extension over 8 metres deep to a detached house? (measured from the "original house")	Yes	No
13	a rear extension of more than one storey located within a conservation area?	Yes	No
14	a side extension located within a conservation area?	Yes	No
15	to carry out cladding (stone, render, plastic, timber etc.) to any part of the exterior of the house located within a conservation area.	Yes	No
<b>Does the proposal:-</b>			
16	mean that half the area of land around the "original house" would be covered by additions or other buildings?	Yes	No
17	involve the construction of verandas or balconies?	Yes	No
18	involve the construction of raised platforms or decking with a height greater than 300 millimetres?	Yes	No

<b>Please answer the following statements</b>			
19	Your proposal is over 3 metres but not over 6 metres deep to an attached house. (measured from the "original house") and not located in a conservation area	True	False
20	Your proposal is over 4 metres but not over 8 metres deep to a detached house. (measured from the "original house") and not located in a conservation area	True	False
<p><b>If your response to statement 19 and 20 is "TRUE" and you answer "No" to all other questions you are required to submit details to the Council. Please complete the form "Prior Notification (House Extensions) Application Form" and provide the required details.</b></p>			

<b>Question</b>		
Your proposal includes an alteration which is a chimney, flue, soil or vent pipe, dormer extension, roof lights, roof extension etc.	True	False
<p>If you answered "<b>False</b>" then the following <b>Conditions (A, B and C) below</b> must be complied with. If you answered "<b>True</b>" you must comply with these conditions and complete <b>Form D for Additions Or Alterations To The Roof</b> and <b>Form E for Chimneys, Flues, Soil or Vent Pipes.</b></p>		

<b>CONDITIONS: The following conditions must be complied with</b>	
<b>A</b>	Other than materials used in the erection of a conservatory, materials to be similar in appearance to existing house.
<b>B</b>	Upper-floor, side-facing windows to be obscure-glazed and fixed closed; any opening section must be 1.7m above the floor level.
<b>C</b>	Roof pitch of any extension higher than one storey is to match the roof pitch of the existing house.

<b>Notes and Guidance</b>
<p><b>Disclaimer:</b> The information and advice contained in this form is <b>NOT</b> a formal determination under S192 of the Town and Country Planning Act 1990. If you require a written determination on the requirement for planning permission an application for a Certificate of Lawful Proposed Development is required to be submitted with the relevant fee and documentation. The application form together with guidance can be downloaded from our website <a href="http://www.trafford.gov.uk/planning">www.trafford.gov.uk/planning</a> or you can also make an online application through the <a href="#">Planning Portal</a>. Applications for Planning Permission can also be submitted this way. To view the legislation please follow this link to <a href="#">The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008</a> as amended by <a href="#">The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013</a> (Refer to Class A).</p>
<p><b>Guidance:</b> The term "<b>original house</b>" 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 and you should check that there are no restrictive conditions on any planning decision relating to the property. Please follow this link to our <a href="#">interactive maps</a> where you can check planning history, if "Permitted Development Rights" have been removed or if your property is in a Conservation Area or is a Listed Building. If your house is a Listed Building then Listed Building Consent is likely to be required even if planning permission is not necessary.</p> <p>In most cases, the <b>principal elevation</b> will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house. There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation (for example, on a corner plot), a view will need to be taken as to which of these forms the principal elevation. Note, however, that in such cases the second elevation will also be subject to the restrictions under Class A if it is a side elevation and fronts a highway.</p>