

Self Assessment Form D

Do I Need Planning Permission Additions Or Alterations To The Roof (Dormer Windows Roof Extensions, Reroofing, Rooflights etc. (Classes B & C)

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 1st October 2008 a roof addition or alteration to your home will be permitted development, **not** needing planning permission if you answer “**NO**” to **ALL** of the following questions, comply with the relevant **CONDITIONS** and there are no planning restrictions removing such rights on your property. For information see “Guidance” below or for more information refer to our website www.trafford.gov.uk/planning

DORMER WINDOWS, ROOF EXTENSIONS ETC.

Is the development proposal:-

1	in a conservation area? (Please refer to Guidance below)	Yes	No
2	higher than the highest part of the existing roof?	Yes	No
3	to extend beyond the plane of any existing roof slope of the principal elevation and front a highway?	Yes	No
4	a roof extension that would add more than 40 cubic metres to the volume of the original roofspace of a terraced house? (3 or more houses in a row)	Yes	No
5	a roof extension that would add more than 50 cubic metres to the volume of the original roofspace to any other kind of house?	Yes	No

Does the proposal:-

6	involve the construction of verandas, balconies?	Yes	No
7	involve the construction of raised platforms or decking with a height greater than 300 millimetres?	Yes	No

Question

Your proposal includes an alteration which is a chimney, flue, soil or vent pipe.	True	False
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If you answered “**False**” then the following **Conditions (A, B and C)** below must be complied with. If you answered “**True**” you must comply with these conditions and complete **Form E for Chimneys, Flues, Soil or Vent Pipes**.

CONDITIONS: The following conditions must be complied with

A	Materials to be similar in appearance to existing house.
B	Roof extensions, apart from hip to gable ones are to be set back, as far as practicable, at least 20cm from the eaves.
C	Side-facing windows to be obscure-glazed and any opening to be 1.7m above the internal floor level.

ROOFLIGHTS, REROOFING ETC.

Is the development proposal:-

8	to project more than 15 centimetres from the original roof plane. (surface of the original roof).	Yes	No
9	higher than the highest part of the original roof?	Yes	No

Question

Your proposal includes an alteration which is a chimney, flue, soil or vent pipe.	True	False
Your proposal includes the installation, alteration or replacement of solar panels or solar collectors.	True	False

If you answered “**False**” then the following **Conditions (A and B)** below must be complied with. If you answered “**True**” you must comply with these conditions and complete **Form E for Chimneys, Flues, Soil or Vent Pipes**.

CONDITIONS: The following conditions must be complied with

A	side-facing windows to be obscure-glazed.
B	any opening on side-facing windows to be 1.7m above the internal floor level.

Notes and Guidance

Disclaimer: The information and advice contained in this form is **NOT** 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 www.trafford.gov.uk/planning or you can also make an online application through the [Planning Portal](#). Applications for Planning Permission can also be submitted this way. To view the legislation please follow this link to [The Town and Country Planning \(General Permitted Development\) \(Amendment\) \(No. 2\) \(England\) Order 2008](#) (Refer to Class D)

Guidance: 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 and you should check that there are no restrictive conditions on any planning decision relating to the property. Please follow this link to our [interactive maps](#) 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.

In most cases, the **principal elevation** 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.