

Self Assessment Form B

Do I Need Planning Permission For My Outbuilding?

(this includes sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and containers for domestic heating, within the curtilage of your dwelling). (Class E)

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 an outbuilding will be permitted development, **not** needing planning permission if you answer “**NO**” to **ALL** of the following questions and there are no planning restrictions removing such rights on your property. For information see “Guidance” at the bottom of this form or for more information refer to our website www.trafford.gov.uk/planning. If you answer “**YES**” to any questions you will need to apply for [Planning Permission](#).

Is the development proposal:-			
1	forward of the principal elevation of the original dwelling house?	Yes	No
2	to be more than 1 storey?	Yes	No
3	to exceed 2.5 metres high to the eaves?	Yes	No
4	a dual pitched roof with an overall height of more than 4 metres? (no part to exceed this height, this includes a flue, chimney etc.)	Yes	No
5	any other type of roof (monopitch, flat roof etc.) over 3 metres high? (no part to exceed this height, this includes a flue, chimney etc.)	Yes	No
6	over 2.5 metres high and within 2 metres of any boundary at any point? (no part to exceed this height, this includes a flue, chimney etc.)	Yes	No
Does the proposal:-			
7	mean that half the area of land around the "original house" would be covered by additions or other buildings?	Yes	No

8	involve the construction of verandas or balconies?	Yes	No
9	involve the construction of raised platforms or decking with a height greater than 300 millimetres?	Yes	No
10	involve the extension or alteration of an existing outbuilding where questions 1 to 6 above (in respect of the existing building) would have to be answered Yes?	Yes	No

Is the proposal:-			
11	for a domestic heating oil or liquid petroleum gas storage container with a capacity exceeding 3500 litres?	Yes	No
12	within the boundary of a Listed Building? (Please refer to Guidance below)	Yes	No

Conservation Areas			
Your proposal is in a conservation area. (Please refer to Guidance below)		True	False
If your property is in a Conservation Area and you answered "True" then answer the next question.			
Is the proposal in a conservation area and:-			
13	on land between a wall that forms a side elevation of the dwellinghouse and the boundary?	Yes	No

Notes and Guidance	
<p>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 E)</p>	
<p>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.</p> <p>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</p>	

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.

The **curtilage** for a particular house will vary according to a number of factors, but in most cases it will comprise the area of land around the original house (i.e. what is understood to be the garden/grounds of the house).