



Local Development Framework

Supplementary Planning Document Householder Development

Adopted June 2011



Contents

	Preface	2
1	Introduction	3
	Local Development Framework	3
2	General Advice	4
3	Sustainable Design and Construction	6
4	Householder Extension Guidelines	8
	A) MINIMUM PRIVACY / SEPARATION DISTANCES	9
	B) SINGLE STOREY REAR EXTENSIONS	9
	C) TWO STOREY REAR AND FIRST FLOOR REAR EXTENSIONS	10
	D) SINGLE STOREY SIDE EXTENSIONS	11
	E) TWO STOREY AND FIRST FLOOR SIDE EXTENSIONS	12
	F) CORNER PLOTS	13
	G) FRONT EXTENSIONS	14
	H) DORMER EXTENSIONS / LOFT CONVERSIONS	15
	J) GARAGES / CAR PARKING	16
	Appendices	
	Appendix 1: St Helens Unitary Development Plan - Householder Policy	17
	Appendix 2: Do I need Planning Permission?	18
	(1) The enlargement, improvement or other alteration of a dwelling house (inc. extensions, alterations, conservatories, carports, garages, canopy roofs, bay windows etc.)	18
	(2) The construction of any building within the boundary of a single house	19
	(3) Porches	19
	(4) Roof alterations / dormers	19
	(5) Garage conversions	19
	(6) Means of enclosure / gates / walls / fences etc.	20
	(7) Vehicular access / hard standing	20
	(8) Installation, alteration or replacement of a chimney, flue or soil / vent pipe	20
	(9) Installation, alteration or replacement of microwave antenna / satellite dishes	20
	(10) Renewable energy	20
	Adoption Statement	22

Preface

This document offers specific guidance to householders seeking to extend their residential properties. Applicants proposing to build new residential development should refer to the Design Guide Supplementary Planning Document for guidance on the design and layouts of new housing. Supplementary Planning Document: Design Guide can be found on the council's website ⁽¹⁾ for guidance on the design and layouts of new housing.

1 <http://localdevelopment.sthelens.gov.uk/site.do?id=353>

1 Introduction

1.1 Occupiers of dwellings may wish to extend their homes; in most instances, you may be able to make minor changes / extensions to your dwelling house (not including flats / apartments) without needing to apply for planning permission, using your 'permitted development rights'. For further information, please refer to Appendix 2 'Do I need planning Permission'.

1.2 For extensions and alterations to dwellings that require planning permission, this guidance ensures that the impacts of extensions are balanced to make a positive contribution to the local environment. The St.Helens Unitary Development Plan (adopted July 1998) sets out the general principles to be considered in the processing of planning applications. In particular policy GEN 8 'Householder Developments'⁽²⁾ offers general advice with regard to extensions to individual residential dwellings.

1.3 This Supplementary Planning Document for householder developments provides detailed advice and guidance in support of policy GEN8, on how extensions can best meet these criteria, promoting good practice and consistency in decision-making. Certain standards are defined and even small departures from these are unlikely to be acceptable, unless the applicant can demonstrate that there are exceptional circumstances or no harm would result.

1.4 St.Helens Unitary Development Plan also contains a number of other relevant policies in addition to policy GEN8 that should also be considered when proposing to extend / alter your house, including policies GEN1 'Primacy of the Development Plan' and GEN2 'Good Environments'. You may also need to consider other Supplementary Planning Documents (SPD) including Design Guidance (2007); Trees and Development (2008); Design and Crime (2009); and Ensuring a Choice of Travel (2010).

1.5 It is important that each policy is not read in isolation, each and every relevant policy needs to be applied to each proposal.

Local Development Framework

1.6 Once adopted, policies in the Core Strategy Development Plan Document (DPD) (and other DPD's) will replace the saved St.Helens Unitary Development Plan policies. Policy Gen 8, Householder Developments, will not be replaced in the Core Strategy; however, Draft Policy CP1 'Ensuring Quality Development in St.Helens' provides the context for a more detailed policy to replace Gen 8 'Householder Developments' in that it expects development proposals to maintain and enhance the overall character and appearance of the local environment (with particular regard to siting, layout, massing, scale, design, materials, building to plot ratio and landscaping).

2 Appendix 1: Policy GEN8 'Householder Developments'

2 General Advice

Seek Early Advice

2.1 Always seek early advice to determine whether planning permission is necessary; or to obtain a view from a planning officer on your proposed extension before the submission of an application. Decisions on household planning applications take on average 6 – 8 weeks. The majority of applications are determined by planning officers using ‘delegated powers’. Planning Committee determines a very small number of more controversial applications (currently triggered by 6 or more material planning objections).

Neighbours

2.2 You are advised to discuss your proposals with your neighbours before submitting your application. This may allow you to slightly amend your scheme and resolve any issues raised before submitting an application. Once your application is submitted, the council will notify neighbours by letter, inviting comments and allowing 21 days for neighbours comments to be made in writing.

Habitable Rooms

2.3 The policies in this document are concerned with protecting residential amenity, including direct overlooking of ‘habitable rooms’, Habitable rooms consist of for example, a lounge, principle dining areas, bedrooms and occasionally kitchen diners; it does not include a bathroom, hall or landing, utility room, study and usually kitchens.

Non-planning considerations

2.4 Comments and objections received from neighbours regarding a planning application occasionally make reference to matters that cannot be considered under planning legislation i.e. boundary disputes, covenants. These issues are covered under different legislation outside of planning. A favourable planning decision does not over-ride the obligations of the applicant to satisfy all aspects of other legislation and / or approvals that may be necessary before development commences; and should be addressed by the landowner independently of the planning process.

Party Wall Act 1996⁽³⁾

2.5 The Act provides a framework for preventing and resolving disputes not considered under planning legislation. The Act offers guidance in relation to party walls, boundary walls and excavations near neighbouring buildings. It does not resolve boundary disputes but is intended to manage the process of work up to the party boundary. An explanatory booklet can be obtained from planning reception located in the Town Hall or viewed online via the Communities and Local Government website.

3 Further information on the Party Wall Act 1996 can be viewed on the Communities and Local Government website: www.communities.gov.uk

Building Regulations Approval

2.6 In addition to planning permission, works, alterations and extensions to a dwelling may require approval under Building Regulations. Building Regulations ensure that appropriate standards of construction are employed. Approval under these regulations is a separate process from planning. For further information, the Council's Building Control section offer an advice service on 01744 676 242.

3 Sustainable Design and Construction

3.1 Good design is the responsibility of all; a well thought out extension to your home could enhance both the character of your home, substantially increasing its value, and the quality local environment.

3.2 ‘Good design ensures useable, attractive, durable and adaptable places that is a key element in achieving sustainable development. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or fails to take the opportunities available for improving the character and quality of an area and the way it functions should not be acceptable.’

3.3 Planning Policy Statement 1 (PPS1): ‘Delivering Sustainable Development’

3.4 Each neighbourhood has a distinct character that is often reflected in scale, layout, style of buildings, materials, local environment and landscaping. Alterations or extensions to a property should reflect the scale, character, proportions, architectural detail and use of materials on the original property; and should normally be designed so as to appear to be a subordinate addition onto the original dwelling. Particular regard should be given to:

- Built form, scale and proportions
- Roof form and pitch
- Window and door shape inc. style, shape, size and alignment
- Gardens and landscaping
- Boundary walls and gates

3.5 Architectural features and detailing on an original house should be carried through to extensions / alterations. External facing materials should match or harmonize with the design colours / texture of original house.

3.6 All buildings have an impact on the environment through the consumption of finite materials, energy and water. Careful design and construction can help to minimise the harmful environmental impact of buildings and contribute to reductions in the rate of climate change. Minor changes in the planning and construction of an extension could make a small but significant difference; particular regard should be given to:

- The use of sustainable locally sourced building materials,
- Methods of construction i.e. recycling / reuse of materials from buildings to be demolished / refurbished,
- The installation of energy efficiency measures i.e. insulation, glazing, solar panels, mini wind turbines,
- Designing out Crime i.e. windows / doors to Secured by Design⁽⁴⁾ standard,
- Slow the volume of rain water run-off from a property through Sustainable Drainage Systems⁽⁵⁾ (SUDS),

4 Further advice and information can be obtained from the Police website on <http://www.securedbydesign.com/index.aspx>

5 Further advice and information can be obtained from the Environment Agency website on <http://www.environment-agency.gov.uk/>

- Building extensions to recognised good practice standards i.e. Lifetime homes⁽⁶⁾,
- Consult the Council's Design Guidance SPD (2007),⁽⁷⁾,
- Where possible, existing landscaping should be retained and supplemented with new landscaping.⁽⁸⁾

6 Further advice and information can be obtained from <http://www.lifetimehomes.org.uk/>

7 From the Council's Website at <http://localdevelopment.sthelens.gov.uk/site.do?id=361>

8 Consult the council's SPD on Trees and Development (2008) at <http://localdevelopment.sthelens.gov.uk/site.do?id=567>

4 Householder Extension Guidelines

4.1 Extensions to individual homes should make a positive contribution to the local environment; whilst making sure that the amenity of neighbours is not unduly harmed. This section provides detailed advice and guidance when designing extensions that need planning permission to ensure that they are subordinate and sympathetic to the original dwelling, the character of the local area and neighbours residential amenity.

4.2 It is important that the proposed extension is assessed against all of the policies and guidance provided in this section. Certain standards are defined and even small departures from these are unlikely to be acceptable, unless the applicant can demonstrate that there are exceptional circumstances or no harm would result. Exceptional circumstances include, for example:

- Where there is a proven requirement for basic amenities / long term adaptations to dwellings for disabled persons.
- A dwelling that cannot meet the minimum standards for off street parking before commencement of development.
- Where there is a proven requirement for basic amenities, for example in a small terraced property.

4.3 Extensions and alterations, and in particular, side and front extensions, can often result in the loss of a car parking space(s) from within the curtilage of the dwelling; proposals should ensure that a minimum of two off street parking spaces can be retained within the curtilage of the property. Extensions and alterations that remove all off street parking provision from with the curtilage of a dwelling are unlikely to be permitted. For further information refer to section J: Garages / Car Parking.

4.4 All extensions should be designed with a roof in keeping with the pitch, scale, proportions and materials of the original dwelling. Flat roofs are not generally permitted. Extensions and alterations should not dominate the rear garden or reduce quality useable garden space to an unacceptable level i.e. less than 50m².

4.5 When assessing each planning application for an extension or alteration to a dwelling, it should be noted that the allowances permitted under a dwellings permitted development rights (Appendix 2) would be taken into account (a material consideration) in the decision making process.

A) MINIMUM PRIVACY / SEPARATION DISTANCES

4.6 Planning permission will normally be granted for a proposed development that maintains or provides for a minimum privacy interface distance of:

- 23 metres for rear habitable room window to rear habitable room window at first floor level. (fig A.1)
- 12.5 metres for rear habitable room window to blank elevation or obscurely glazed non-habitable room window at first floor level. (fig A.1)

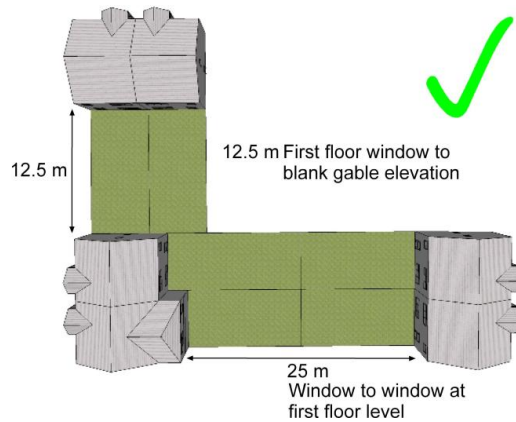


Figure A.1 Minimum Separation Distances

4.7 Rear extensions and alterations to dwellings should not cause significant overlooking or loss of privacy to neighbouring properties and their gardens. A minimum interface distance of 23 metres should be retained between directly facing first floor rear habitable room windows.

4.8 The interface distance of 23 metres may be reduced to a minimum of 12.5 metres for proposals that involve a first floor rear habitable room window facing onto a blank gable wall; or proposals involving first floor non-habitable room windows (bathroom or dressing room etc.) that are obscurely glazed and / or provide high-level window openings.

B) SINGLE STOREY REAR EXTENSIONS

4.9 Planning permission would normally be granted for a single storey rear extension that:

- Projects up to a maximum of 4 metres from the original rear elevation; (fig B.1) and
- Beyond that, the rear extension should not project beyond a 45° line as drawn from the mid point of any ground floor habitable room window in the adjacent property; (fig B.2) and
- Roofs should be pitched; flat roofs are not acceptable. (fig B.1)

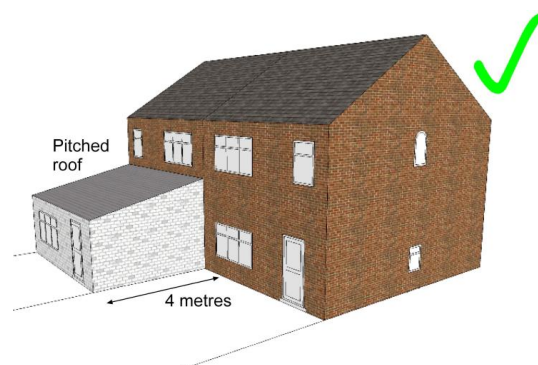


Figure B.1 Extension projecting up to 4 metres



Figure B.2 45 degree rule for an extension projecting greater than 4 metres

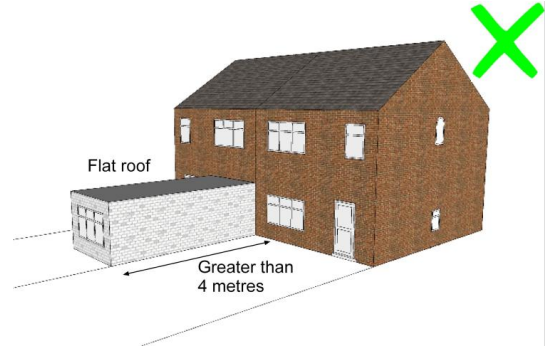


Figure B.3 Prominent overbearing extension

4.10 Single storey rear extensions can be prominent, overbearing and result in an unacceptable loss of light for neighbouring residents. The maximum 4 metres projection of an extension ensures that the correct balance is achieved between the occupier who wishes to extend their home and its impact on neighbours.

4.11 In certain circumstances, i.e. where properties are staggered, a single storey rear extension of less than 4 metres may be more appropriate. Conversely, in the case of, for example, a detached property with spacious gardens, a single storey rear extension of more than 4 metres may be acceptable.

C) TWO STOREY REAR AND FIRST FLOOR REAR EXTENSIONS

4.12 Planning permission would normally be granted for two storey rear and first floor rear extensions providing that:

- At first floor level, the extension projects a maximum distance of 2metres; (fig C.1, C.2) and
- Beyond that, the first floor extension should not project beyond a 45° line as drawn from the mid point of any first floor habitable room window in the adjacent property; (fig C.3) and
- Roofs should be pitched to match the original roof; flat roofs are not acceptable. (fig C.1, C.4)

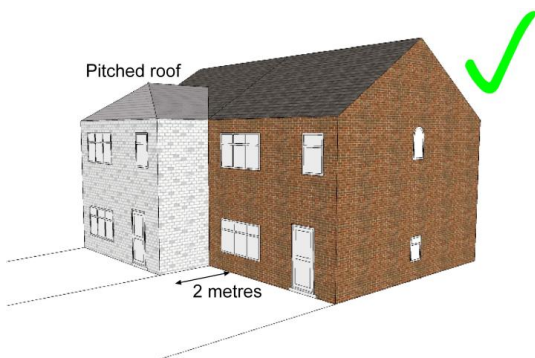


Figure C.1 Extension projecting up to 2 metres



Figure C.2 Part single storey, part two storey extension



Figure C.3 45 degree rule for an extension projecting greater than 2 metres



Figure C.4 Extension encroaches into 45 degree rule

4.13 Two storey and first floor rear extensions can result in a prominent, overbearing and overshadowing structure that results in an unacceptable loss of privacy and light for neighbouring residents. The maximum projection of an extension as specified ensures that the correct balance is achieved between the occupier who wishes to extend their home and its impact on neighbours.

D) SINGLE STOREY SIDE EXTENSIONS

4.14 Planning permission will normally be granted for a single storey side extension provided that:

- The extension would be no more than 3 metres wide or occupies no more than half the width of the original house (whichever is the greater); (fig D.1) and
- The extension does not prevent the property from accommodating a minimum of two off street parking spaces clear of the adopted highway; and
- Roofs should be pitched; flat roofs are not acceptable. (fig D.1, D.2)



Figure D.1 Sympathetic side extension



Figure D.2 Unbalanced prominent side extension

4.15 Single storey side extensions can be very prominent additions when viewed from the front of the dwelling and are often most visible from the road. Proposals should ensure that the design and materials of the extension are appropriate and the scale does not dominate the original dwelling; to ensure that the extension is subordinate to the original dwelling and the correct balance is achieved between the occupier who wishes to extend their home and its impact on the wider street scene.

E) TWO STOREY AND FIRST FLOOR SIDE EXTENSIONS

4.16 Planning permission will normally be granted for two storey and first floor side extensions provided that:

- The extension would be no more than 3 metres wide or occupies no more than half the width of the original house (whichever is the greater); and
- The extension is set in a minimum of 1 metre from the side boundary at first floor level; (fig E.1) or



Figure E.1 Non-terracing side extension



Figure E.2 Subservient side extension

- The extension is set back a minimum of 1metre from the main front elevation and the roof ridge of the extension is designed so as to be lower than the original roof ridge; (fig E.2) and
- Roofs should be pitched to match the original roof; flat roofs are not acceptable. (fig E.1, E.2)



Figure E.3 Prominent terracing effect side extension

4.17 Two storey side extensions and first floor side extensions can result in very prominent additions to the original dwelling that can be very visible from the road. Inappropriate extensions can create an undesirable terracing effect between dwellings set along a fairly consistent building line. They can also result in overbearing, overshadowing structures with an unacceptable loss of privacy and light for neighbouring properties. Extensions and alterations should ensure that design, scale and materials are appropriate and that the scale does not dominate the original dwelling; to ensure that the extension is subordinate to the original dwelling and the correct balance is achieved between the occupier who wishes to extend their home and its impact on the wider street scene.

F) CORNER PLOTS

4.18 In addition to relevant criteria above, planning permission for both single storey and two storey side extensions on corner plots would normally be acceptable providing that:

- The extension would be no more than 3 metres wide or occupies no more than half the width of the original house (whichever is the greater); (fig F.1) and
- In any case the extension should respect existing clear building lines; (fig F.1) and
- Roofs should be pitched to match the original roof; flat roofs are not acceptable. (fig F.1, F.2)



Figure F.1 Corner extension respecting building lines



Figure F.2 Prominent & overbearing corner extension

4.19 A side extension to a dwelling that occupies a corner plot can result in a very prominent addition to the original dwelling. Visually, particularly on narrower roads, such extensions can reduce the spatial quality (degree of openness) of the corner to the detriment of both the original 'building line' layout and character of the local area.

4.20 Proposals should make best use of existing screening features such as landscaping, whilst ensuring that the design and materials for the extension are appropriate and that the scale does not dominate the original dwelling nor the corner; so that the correct balance is achieved between the occupier who wishes to extend their home and its impact on the wider street scene.

G) FRONT EXTENSIONS

4.21 Planning permission will normally be granted for front extensions provided that:

- The extension is in keeping with the scale and character of the original dwelling; (fig G.1) and
- Roofs should be pitched to match the original roof; flat roofs are not acceptable; (fig G.1) and
- Two off street parking spaces (one of which can be a garage) should be maintained within the property with a minimum driveway depth of 5metres.



Figure G.1 Small discreet front extension

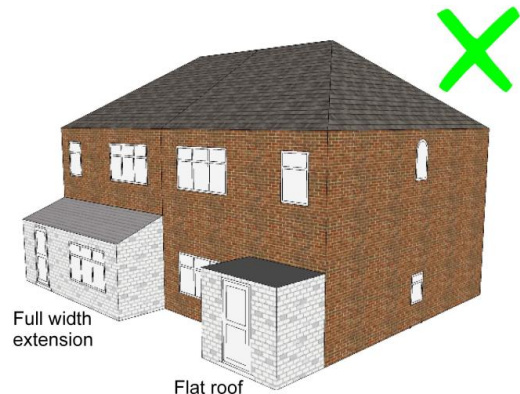


Figure G.2 Unsympathetic front extension

4.22 Front extensions, including bay windows, are likely to be the most prominent addition to any dwelling; as such, a front extension is likely to have the greatest impact on the visual character of the local area. Front extensions should be a subordinate addition to the original dwelling. A poor choice in design or materials for a front extension would result in a long-term undesirable feature on both the house and the street scene. A two storey front extension would be significantly more prominent than a single storey extension and, as such, is not normally permitted. Such extensions can have a significant unbalancing effect on terraces or semi-detached dwellings; as well as dominating the front of dwellings that may already be positioned quite close to the highway.

4.23 Conversely, in the case of, for example, a detached property set back from the highway, a well designed larger single storey or two-storey front extension could be sympathetic to the style of the original dwelling and as such, may be acceptable.

4.24 Good design and quality materials in keeping with the character of both the original dwelling and local area is essential for front extensions / alterations to ensure that the correct balance is achieved between the person who wished to extend their home, its impact on neighbours and the wider street scene.

H) DORMER EXTENSIONS / LOFT CONVERSIONS

4.25 Planning permission will normally be granted for projecting rear dormer extensions provided that:

- The dormer does not 'wrap around' the roof; (fig H.3) and
- The highest part of the dormer is set below the ridge level of the original house; (fig H.1, H.2) and
- The dormer is set back a minimum of 1m from the rear elevation and set in a minimum of 500mm from each side; (fig H.1, H.2) and
- The dormer does not incorporate a balcony.



Figure H.1 Small discreet dormers

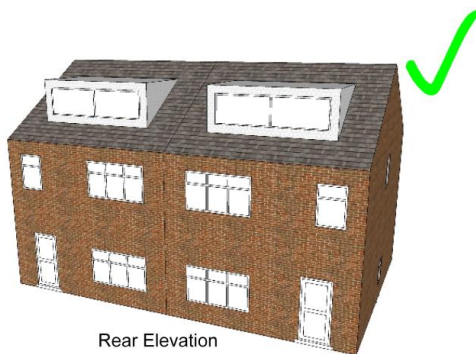


Figure H.2 Larger sympathetic dormers

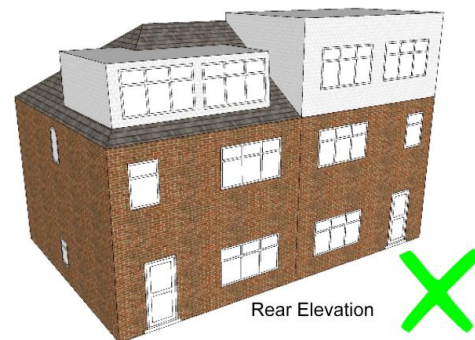


Figure H.3 Prominent overbearing unsightly dormers

4.26 Rear dormers can be visually prominent and can result in an overbearing and overshadowing structure; with an unacceptable loss of privacy for neighbouring residents. Restricting the overall size ensures that the dormer is less visually prominent on the original dwelling and that the correct balance is achieved between the occupier who wishes to extend their home, its impact on neighbours and on the character of the local area. Materials to be used for the dormer elevations should be in keeping with the existing roof finish i.e. hanging roof tiles of a similar colour.

4.27 Front dormers would have the greatest impact on the visual character of the local area, usually resulting in a long-term undesirable feature on both the house and the street scene; and as such are usually not permitted unless front dormers are a prevailing feature of the house style and character of the local area.

J) GARAGES / CAR PARKING

4.28 Planning permission will normally be granted for an extension or alteration to a house provided that:

- Two off street parking spaces (one of which can be a garage) should be maintained within the property with a minimum driveway depth of 5metres.
- In the case of a parking space in front of a garage; a minimum driveway depth of 5.5metres should be retained between the public highway and a garage door.

4.29 Demand for on street car parking spaces can, at times, be a constant source of irritation and conflict between neighbours; as well as presenting difficulties for children / persons crossing the road. Streets dominated with on street parking and front gardens dominated with off street parking can substantially erode the spacious aesthetic character of the local area.

4.30 Extensions and alterations can often result in the loss of a car parking space(s) from within the curtilage of a dwelling; proposals should ensure that a minimum of two off street parking spaces could be retained within the curtilage of the property. Extensions and alterations that remove all off street parking provision from with the curtilage of a dwelling are unlikely to be permitted.

4.31 The area of hard standing for each off street parking space should be a minimum of 5 metres deep from back of pavement. In the case of a dwelling with no dedicated street pavement i.e. grassed to the kerbside, the off street parking space should not encroach onto the 'service strip' 1.8 – 2 metres back from the kerbside; or any area of adopted highway (the extent of adopted highway can be verified with highway engineers on 01744 673 302).

4.32 All areas of hard standing in excess of 5m² should be constructed using bonded porous materials (loose gravel / chippings are not generally appropriate); and finished to ensure that surface water can run-off to a permeable surface i.e. grass and not onto the public highway.

4.33 For reference, the minimum dimensions for:

- Garage parking space (internal): 5.5metres deep by 2.6metres wide
- Garage space with storage (internal): 6.0metres deep by 3.0metres wide
- Domestic single driveway: 5.0metres deep by 3.0metres wide
- Domestic double driveway: 5.0metres deep by 6.0metres wide

Appendix 1: St Helens Unitary Development Plan - Householder Policy

The St.Helens Unitary Development Plan (adopted July 1998) sets out the general principles that should be considered in the processing of planning applications. In particular policy GEN 8 'Householder Developments' ⁽⁹⁾ offers general advice with regard to extensions to individual residential dwellings.

Policy GEN8 'Householder Developments' states:

The Council will expect householder developments to comply with the following requirements:

- i. Respect for the scale, design, character and appearance of the original dwelling in question;
- ii. Respect for the character of its neighbours' and local setting;
- iii. Maintenance of reasonable standards of light and privacy for the dwelling in question and its affected neighbours' (including, in both cases, garden privacy);
- iv. Avoids unacceptable intrusiveness, overshadowing and dominance at close quarters in respect of both homes and gardens:
- v. Adequate provision for motorcars and other common domestic needs, including outdoor pursuits, so as to maintain unimpeded visibility for all road users, the safe and free flow of traffic, pedestrian safety and appropriate levels of visual amenity.

9 <http://localdevelopment.sthelens.gov.uk/site.do?id=391>

Appendix 2: Do I need Planning Permission?

In most instances, you may be able to make minor changes / extensions to your dwelling house (not including flats / apartments) without needing to apply for planning permission, using your 'permitted development rights'. However, this does not apply to every property, for example, listed buildings and areas of stricter control, for example, Conservation Areas; some properties may have already exceeded permitted allowances; other individual properties may have had permitted development rights specifically removed.

Proposed alterations and extensions to a dwelling house that fall within permitted development do not require planning permission. However, occupiers / owners are strongly advised to submit an application for a Certificate of Lawful Use⁽¹⁰⁾; to enable the local planning authority to confirm in writing that the extension or alteration does in fact fall within Permitted Development Allowances and planning permission would not be necessary.

A very basic overview of the criteria for development that does not usually require planning permission follows:

(1) The enlargement, improvement or other alteration of a dwelling house (inc. extensions, alterations, conservatories, carports, garages, canopy roofs, bay windows etc.)

Planning permission is not usually necessary for the above, providing that it complies with all of the following:

- The total area of ground covered by extensions / buildings should not cover more than 50% of the whole garden area.
- The height of any development should not exceed the highest part of the roof of the original house.
- The eaves height of any development should not exceed the height of the eaves of the original house.
- If the proposed development is within 2m of any boundary, the eaves should not exceed 3 metres in height.
- An extension to a principle elevation (usually front elevation) or side elevation should not be closer to any highway than the nearest wall of the original dwelling house.
- Single storey extensions should have a maximum height of 4metres and project a maximum of 4 metres beyond an original rear wall for a detached house; and 3metres beyond an original rear wall in all other cases.
- Extensions of more than one storey should project a maximum of 3 metres beyond an original rear wall and no part of the extension should be within 7metres of the rear property boundary.
- The height of the extension does not exceed 4 metres if it is within 2 metres of the property boundary
- A side extension should be single storey, not exceed 4 metres in height and have a width not exceeding half the width of the original house.
- The proposed development should not be for a veranda, balcony, or raised platform.

¹⁰ A fee is required for a Certificate of Lawful Use application; but is reduced by 50% for applications submitted before works on the extension or alteration are started.

(2) The construction of any building within the boundary of a single house

Planning permission is not usually necessary for the above providing that it complies with all of the following:

- The total area of ground covered by extensions / buildings should not cover more than 50% of the whole garden area.
- Any building or enclosure should not be on land closer to any highway than the nearest wall forming a principle elevation of the original dwelling house.
- Development should be single storey only and have a maximum height of 2.5 metres if the development is within 2 metres of the property boundary; for development more than 2 metres away from the property boundary, the maximum height should not exceed 4 metres for a dual pitched roof or a maximum of 3 metres in any other case.
- The eaves height of any development should not exceed 2.5 metres.
- The development should not form a dwelling, microwave antenna, veranda, balcony or raised platform

(3) Porches

Planning permission is not usually necessary for the above providing that it complies with all of the following:

- The maximum external floor area is less than 3 square metres
- The maximum height of the porch does not exceed 3 metres
- The porch is more than 2 metres away from any boundary next to a public highway

(4) Roof alterations / dormers

Planning permission is not usually necessary for the above providing that it complies with all of the following:

- The volume of any alteration / dormer extension to the roof does not exceed 40 cubic metres for a terraced property or 50 cubic metres in any other case.
- The alteration / dormer extension does not exceed the highest part of the roof of the original house.
- The alteration / dormer extension does not extend beyond the roof plane of any existing roof slope which fronts a highway
- Roof lights i.e. Velux type Windows, are normally considered to be permitted development providing that they do not protrude more than 150mm beyond the plane of the original roof slope

(5) Garage conversions

Planning permission is not usually necessary for the conversion of a garage into a habitable room; although it is strongly recommended that you contact the local planning authority to clarify and confirm via a Certificate of Lawful Use application.

(6) Means of enclosure / gates / walls / fences etc.

Planning permission is not normally required providing that the means of enclosure:

- Has a maximum height of 1 metre next to a public highway
- Has a maximum height of 2 metres in any other case

(7) Vehicular access / hard standing

Planning permission is not usually necessary for the above providing that it complies with all of the following:

- The hard standing is for the purposes of storing a vehicle ancillary to the use of the dwelling house
- The hard surface shall be made of porous material or constructed to enable surface water run-off to drain within the curtilage of the house and not into on street public highway drains.
- The proposal does not create a new access off of a classified 'A, B or C' road; further information on road classifications can be obtained from the local planning department.

(8) Installation, alteration or replacement of a chimney, flue or soil / vent pipe

Planning permission is not usually necessary for the above providing that it complies with all of the following:

- The height of any development should not exceed the highest part of the original roof by 1 metre

(9) Installation, alteration or replacement of microwave antenna / satellite dishes

Planning permission is not usually necessary for the above providing that it complies with all of the following:

- Maximum of two antennas / dishes – only one of which may exceed 60cm in length
- In any case, maximum antenna / dish length of up to 100cm
- An antenna / dish with a cubic capacity of up to 35 litres
- An antenna / dish installed on a roof without a chimney, the highest part of the antenna / dish should not protrude above the highest part of the roof.
- An antenna / dish installed on a chimney should not protrude above the chimney; and the highest part of the antenna / dish should be 60cm when taken from the highest part of the original roof ridge tile
- And that the antenna / dish is sited so as to minimise its effect on the external appearance of the building and amenity of the area.

(10) Renewable energy

Planning permission is not usually necessary for the installation of solar PV or solar thermal equipment installed on a wall or roof of a dwelling house providing that:

- No part of the solar PV panels or solar thermal equipment protrudes more than 200mm beyond the wall or above the roof of the dwelling house
- The highest part of the solar PV panels or solar thermal equipment does not exceed the highest part of the original roof (excluding the chimney)
- And that the solar PV panels or solar thermal equipment is sited so as to minimise its effect on the external appearance of the building and amenity of the area.

Please note that this document offers a general planning overview and is not a definitive guide of The Town and Country Planning (General Permitted Development) Order 2008 (as amended). Further information can be obtained from the 'Planning Guidance and Advice' section on the council's website www.sthelens.gov.uk or the local planning department on 01744 676219.

Adoption Statement

In accordance with Regulation 19 of the Town and Country Planning (Local Development) (England) Regulations 2004, St.Helens Council hereby gives notice that the Householder Development Supplementary Planning Document (SPD) was adopted on 22nd June 2011.

The Householder Development SPD will provide guidance against which planning applications will be assessed in relation to house extensions; to ensure that extensions maintain and enhance the overall character and appearance of the local environment.

Copies of the adopted Householder Development SPD June 2011 and a summary of the representations received are available for inspection at Planning Reception, Town Hall, Victoria Square, St.Helens and all local libraries in the Borough during normal opening hours. The adopted Householder Development SPD June 2011 and a summary of the representations can also be viewed and downloaded from the Council's website at ldf.sthelens.gov.uk or obtained by contacting the Planning Policy Team on 01744 676190.

Any person with sufficient interest in the decision to adopt the Householder Development SPD may make an application to the High Court for permission to apply for judicial review of the decision to adopt the document. Any such application must be made promptly and in any event not later than 3 months after the day on which the Householder Development SPD was adopted.



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For a translation of any St.Helens Council publication, please provide your name and address and the name of the language you require to the Contact Centre, quoting the title and/or reference number of the document.

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