



Planning Permission - England & Wales

In England and Wales you will not usually require planning permission, provided you do not exceed the permitted development limit for your property which is 50-70 cubic metres however this will vary depending on where you live. Some obvious exceptions are if the building is listed or if it is located in a conservation area.

If your property has been extended in the past, you will have used up some or possibly all of your 'permitted development' area and as a result may need permission. A further consideration is that some 'permitted development' rights may be withdrawn from a property and any extension however small may need planning. Please check with your local planning authority.

Building Regulations

In England & Wales quite often conservatories on a residential property are exempted under Building Regulations.

The following are some of the exemption criteria- under the Building Regulations 1991 (as amended). These criteria must be met for a conservatory extension to be classified as exempt:

1. The extension has a completely transparent or translucent roof
2. The extension walls are substantially glazed. Must have at least half the area of the roof formed of glazing, polycarbonate sheets or similar translucent material
3. The extension has a floor area not exceeding 30m squared
4. The extension is sited at ground level
5. The extension is permanently separated from the remainder of the property by means of a door

6. Any radiator within the conservatory is controllable. (If fixed heating installations are proposed, they should have their own separate temperature and on/off controls.)
7. The glazing satisfies the requirements of toughened safety glass
8. The extension does not contain any drainage facilities. (i.e. sink, WC, or washing machine)

An example of where building regulation approval may be required is a kitchen/conservatory extension. Please contact your local council and they will be able to supply you with more specific advice.