

Garden Buildings and PLANNING CONDITIONS.

Garden buildings for the most part are considered as 'permitted developments' that is to say that you do not need planning permission. There are however some key rules

- Any building or erected **within 2.0M** (just over 6ft) of the boundary must not exceed 2.5m in height.

You can go taller with a garden building and if it is a large building then it will probably have to be taller to allow for the roof framing. If this is the case then it needs to be more than 2.0M from the boundary or you will need planning permission (such as a garage)

We would actually advise not to build within 1.0M of the boundary. We have seen no end of sheds go up in flames because of a neighbour's bonfire even a barbeque. Plus consider maintenance such as painting and cleaning gutters also allow air to flow around the building it will make it last longer.

Obviously in small gardens it is not possible to be so generous but if you can leave a gap then do so, ideally at least 450mm (18") from a fence and more from a hedge.

- The maximum height of a garden building cannot exceed 4.0M for an APEX roof design (roof pitches in two directions) or 3.0M for a PENT roof design (Roof pitches in one direction or is flat)
- The maximum height of the eaves of any garden building is 2.5M and it must be single storey. The eaves is the lower edge of the roof (normally where the gutter is)
- No garden building can be built in front of the main house frontage. This means you cannot erect a shed or greenhouse in the front garden without planning permission. There can be exceptions to this, for example some properties only have front garden and so they may have rights to erect a small building. A quick phone call to the local authority or look at what neighbours have done will help to guide you.
- Garden buildings are not to be used as permanent habitable spaces. You can set one up as a temporary sleeping space but it must not be permanently occupied. If you wish to incorporate an open fire or log burner in your building then you need permission and probably need to submit your designs to building control for approval. Most garden buildings sold are not fire proof in any way. There are also rules that state you cannot add connections to mains sewers again without permission and contact with your water authority.
- The maximum size of a garden structure must not exceed 30 sq. M and importantly the total area covered by all or any buildings in the garden must not exceed half the original plot. If you want it bigger then you will need planning permission and also Building control permission.

NOTE SPECIAL RULES EXIST FOR LISTED BUILDINGS AND FOR CONSERVATION AREAS

Crucially these concern size restrictions above those stated above and where the building can be located in the property boundary. If you are unsure the local council office should be able to give advice.