

Self Assessment Form D

Do I Need Planning Permission For 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” overleaf or for more information refer to our website. [Charnwood Borough Council - Extending Your Home](#). If you answer “**YES**” to any questions or do not comply with the conditions you will need to apply for [Planning Permission](#).

DORMER WINDOWS, ROOF EXTENSIONS ETC.

Is the proposal:-

1	in a conservation area? (Please refer to Guidance overleaf)	Yes <input type="checkbox"/>	No <input type="checkbox"/>
2	higher than the highest part of the existing roof?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
3	to extend beyond the plane of any existing roof slope of the principal elevation and front a highway?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
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 <input type="checkbox"/>	No <input type="checkbox"/>
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 <input type="checkbox"/>	No <input type="checkbox"/>

Does the proposal:-

6	involve the construction of verandas, balconies?	Yes <input type="checkbox"/>	No <input type="checkbox"/>
7	involve the construction of raised platforms or decking with a height greater than 300 millimetres?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Question

Your proposal includes an alteration which is a chimney, flue, soil or vent pipe.	True <input type="checkbox"/>	False <input type="checkbox"/>
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If you answered “**False**” then the following **Conditions (A, B and C)** 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 proposal:-

8	to project more than 15 centimetres from the original roof plane. (surface of the original roof).	Yes <input type="checkbox"/>	No <input type="checkbox"/>
9	higher than the highest part of the original roof?	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Question

Your proposal includes an alteration which is a chimney, flue, soil or vent pipe.	True <input type="checkbox"/>	False <input type="checkbox"/>
Your proposal includes the installation, alteration or replacement of solar panels or solar collectors.	True <input type="checkbox"/>	False <input type="checkbox"/>

If you answered **“False”** then the following **Conditions (A and B)** 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** and **Form G** for **Solar Panels and Wind Turbines**

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.

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. Form 15 together with guidance can be downloaded from our website [Charnwood Borough Council - Downloadable Forms](#) 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 Classes B & C)

Note: If you wish your proposal to be registered please return a copy of this completed form then we will record the information in our database and display on our website.

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. Our Building Control department has also created a series of [Self assessment forms](#) for you determine whether or not the work you are intending to carry out is exempt from Building Regulations requirements.

Name _____ Address _____
 Email: _____ Address of the proposed works _____
 Description of proposal _____
 How do you rate our self assessment service overall? GOOD AVERAGE POOR
 The Information provided GOOD AVERAGE POOR
 The forms GOOD AVERAGE POOR
 Please submit comments to help us improve this service.
 Email: development.control@charnwood.gov.uk

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Revision 15TH April 2010