

Windows and doors

Planning permission may not be required to replace windows and doors on a single dwellinghouse. What is important is that they have a similar visual appearance to those in the existing house, for example in terms of their overall shape, colour and size of the frames.

Solar panels

Installing solar panels to the roof slope of your property may not require planning permission (see example below). However, installing solar panels to a wall facing the highway, installing projecting panels on a flat roof or installing freestanding panels within the grounds of a house may need permission.



Satellite dishes and antennas

The installation of an antenna or satellite dish on a chimney, wall or roof slope which faces onto, and is visible from, a highway, or on any building which exceeds 15 metres in height, requires planning permission. Planning permission is required for more than one antenna or satellite dish.

Tree Works and Removal

Trees located within a Conservation Area are protected and prior to any tree works being carried out **six weeks' notice** must be given to the Council. This is done through an 'Application for Tree Works' form (known as a Section 211 notice), for which there is no fee. Those protected by Tree Preservation Orders (TPO) require a submission of a separate application process.

Advice on hiring tree work contactors

Tree work needs to be undertaken safely and in the best interest of the tree. Pruning trees at any height or using dangerous tools are jobs where you should only consider using a skilled tree surgeon or arboriculturist.



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Living in a Conservation Area

Planning Advice



Many of the district's villages and towns are covered by the designation of a Conservation Area.

Conservation Areas exist to protect the special architectural and historic interest of a place—in other words features that make it unique and distinctive. Many of these areas have recently been reviewed and your home may now be in a Conservation Area. This guide explains what it means to householders to live in a Conservation Area.

People value their Conservation Areas for their visual distinctiveness and historic character. Research by the London School of Economics and Historic England has found that this value is also reflected in the price of properties in Conservation Areas as they appreciate in price more than properties in other areas.

A Conservation Area designation results in extra planning controls for properties within the designated area and these exist to protect the historic and architectural interest of the area. The designation will most likely affect owners who want to carry out work to the outside of their buildings or to any trees on their property. Please consult the Council's website to see if you live in a Conservation Area.

Do I need Planning Permission?

This guidance is intended to advise householders of single occupancy use but there may be other restrictions in place that affect whether you need planning permission. **We would always advise that you check if you need planning permission before considering any works to your property.**

Alterations, extension and improvements to your dwelling

The Planning Department runs a comprehensive service to allow you to establish if planning permission is required, including a number of self-assessment forms. Please refer to these self-assessment forms prior to carrying out any works to your property.

Extensions and alterations to the roof

Extensions to a house may require planning permission. Notably, in a Conservation Area permission is required for any side or 2-storey extension. Where planning permission is required to extend a property, the proposal needs to take into consideration any effect on the character and appearance of the Conservation Area.

Alterations to the roof that would protrude more than 150mm beyond the plane of the original roof, or would result in part of the roof being higher than the highest part of the original roof, will require planning permission. Dormer windows, therefore, typically require planning permission.

Demolition

Certain types of demolition within a Conservation Area require planning permission. It is a criminal offence to carry out relevant demolition without first obtaining planning permission. Please contact the planning department for advice.

Rendering and cladding

Planning permission is required for any external cladding, render and/or external wall insulation to a house within a Conservation Area. Alterations, such as render and cladding, can have a significant impact on the character and appearance of traditionally constructed brick or stone building and the design and detailing of this should be carefully considered.

Boundaries

Planning permission may be required for the erection, demolition or replacement of boundary structures, depending on size and location. This could also include the creation of an opening within an existing boundary to create off-street parking.

