

Self-Assessment Form B - Do I need planning permission for my outbuilding?
(e.g. this includes sheds, garages and greenhouses as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and containers for domestic heating, within the curtilage of your dwelling) (Class E)



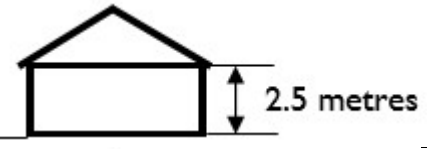
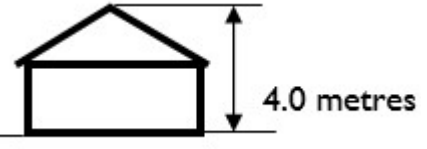
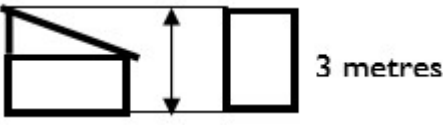
If the proposal is for a flat, maisonette, mobile home, commercial property, this form will not apply. Also, if your home is as a result of a conversion from an office, barn, retail use etc., this form will not apply and planning permission will be required. Please contact us.

An outbuilding will not need planning permission if:

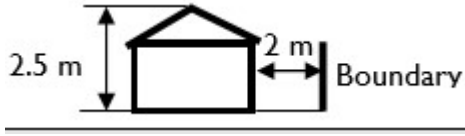
1. You can answer 'NO' to ALL of the following questions;
2. You comply with the requirements of the statements;
3. The proposal does not fall within the curtilage (i.e. garden boundary) of a Listed Building.
4. The building is for purposes 'incidental to the enjoyment of the dwellinghouse' – that is for activities connected with dwellinghouse or with domestic and leisure activities of the persons living in it – this does not extend to 'normal' residential uses residential occupation, such as separate self-contained accommodation nor the use of an outbuilding for primary living accommodation such as those including a bedroom, bathroom, or kitchen; and
5. There are no planning restrictions removing rights to extend your property under this Class. If you are unsure if any restriction have been removed, please email planning@newark-sherwooddc.gov.uk. A fee of £45.00 (inclusive of VAT) is applicable and we aim to respond within 10 working days of receipt and payment.

IMPORTANT: See 'Guidance' towards the end of this form, or for more information refer to the [Planning Portal](#) or [Permitted development rights for householders: technical guidance](#).

If you answer "YES" to any of the questions below, you will need to apply for [Householder Planning Permission](#) (a fee of £528.00 is required, however there are some exemptions to fees).

Is the proposal:				
1.	Forward of the principal elevation of the original dwellinghouse ¹ ?		Yes ☐	No ☐
2.	To be more than 1 storey?		Yes ☐	No ☐
3.		To exceed 2.5 metres high to the eaves?	Yes ☐	No ☐
4.		A dual pitched roof with an overall height of more than 4 metres? (No part to exceed this height, this includes a flue, chimney, etc.)	Yes ☐	No ☐
5.		Any other type of roof (monopitch, flat roof etc.) over 3 metres high? (No part to exceed this height, this includes a flue, chimney, etc.)	Yes ☐	No ☐

¹ "original house" means the building as existing on 1st July 1948; or as built on or after 1st July 1948, as so built

6.		Over 2.5 metres high and within 2 metres of any boundary at any point? (No part to exceed this height, this includes a flue, chimney, etc.)	Yes ☐	No ☐
Does the proposal:				
7.	Mean that half the area of land around the “original house” would be covered by additions or other buildings?		Yes ☐	No ☐
8.	Involve the construction of veranda(s) or balcony(ies)?		Yes ☐	No ☐
9.	Involve the construction of raised platform(s) or decking with a height greater than 300mm?		Yes ☐	No ☐
10.	Involve the extension or alteration of an existing outbuilding where questions 1 to 6 above (in respect of the existing building) would have to be answered Yes?		Yes ☐	No ☐
Is the proposal				
11.	For a domestic heating oil or liquid petroleum gas storage container with a capacity exceeding 3500 litres?		Yes ☐	No ☐
12.	Within the curtilage (i.e. garden boundary) of a Listed Building? (Please see Guidance below)		Yes ☐	No ☐
13.	The proposal is will only be for domestic purposes (not for any other purpose such as business)?		Yes ☐	No ☐
Conservation Areas				
Your proposal is in a conservation area (Please refer to Guidance below)?			True ☐	False ☐
If your proposal is in a Conservation Area and you answered “True” then answer the next question				
Is any part of the proposal:				
14.	On land between a wall that forms a side elevation of the dwellinghouse and the boundary?		Yes ☐	No ☐
Question				
Does the proposal relate to a dwelling (e.g. extension to a house) or microwave antenna?			True ☐	False ☐
If “TRUE” please refer to Self-Assessment Form A in relation to extensions/alterations to a dwelling and Self-Assessment Form G in relation to microwave antenna.				
NOTE: Your proposal MUST take account of other extensions to the dwelling added to the property either since 1947 or, if the house has been built after this date, any extensions since it was originally constructed. For instance if you are building a single storey extension beyond a two storey rear extension, the measurements of the two storey rear extension need to be taken account of.				

Please note: The information and advice contained in this form is not a formal legal determination under Section 192 of the Town and Country Planning Act 1990 and Newark and Sherwood District Council accepts no responsibility for any action taken arising from its use. If you require a written legal determination on the requirement for planning permission, an application for a Certificate of Lawful Proposed Development is required. Applications may be submitted via the [Planning Portal](#). Applications for planning permission can also be submitted this way. To view the legislation, please follow this hyperlink to [The Town and Country Planning \(General Permitted Development\) \(England\) Order 2015](#) refer Schedule 2, Part 1, Class E. **Please note there have been updates to this legislation since original publication.**

Guidance: in terms of original house, although you may not have built an extension to the house, a previous owner may have done so. You should also check that there are no restrictive conditions on any planning decision relating to the property, or if your property is within a Conservation Area or a Listed Building. Please contact a member of our Customer Services team to establish whether any of these constraints or restrictions apply - email planning@newark-sherwooddc.gov.uk or telephone 01636 650000. If your house is a Listed Building, then Listed Building consent will be required even if planning permission is not necessary.

If you require further information regarding your enquiry you can also speak to our colleagues in Customer Services who can advise and, if necessary, pass your question on to our duty planner. You do not need to make an appointment (service operates between 2pm to 5pm Monday to Friday), however it is important for you to aware that we will not offer any advice which must be obtained through a formal application. If you determine planning permission is required, we do offer our Pre-Application advice service. Further information is available on [our website](#) or email planning@newark-sherwooddc.gov.uk.

This form does not determine the requirement for Building Regulations approval, which comes under different legislation. Our Local Authority Building Control Partnership (East Midlands Building Consultancy (EMBC)) provides advice and may be contacted on their website at <http://www.eastmidlandsbc.com/>, by telephone on 0333 003 8132 or email: info@eastmidlandsbc.com