

Planning Rules

If you want to put up a small detached building such as a shed or summerhouse in your garden Building Regulations will not normally apply if the floor area of the building is less than 15 square metres and contains **NO** sleeping accommodation.

If the floor area of the building is between 15 square metres and 30 square metres you will not normally be required to apply for Building Regulations approval providing the building contains **NO** sleeping accommodation.

All timber garden structures including sheds, summerhouses and garages are subject to planning permission rules, however, the good news is that the majority of our buildings won't actually need permission.

Garden buildings are considered Permitted Development and do **NOT** need planning permission **AS LONG AS:**

- Your shed/summerhouse is not positioned forward of a wall that forms the principal elevation of the property.
- All structures should be single storey in nature.
- The eaves height should be no higher than 2.5m.
- The maximum overall height should be no higher than 4m for a dual pitch roof (all other roof options have a max of 3m)
- If the shed stands less than 2m from one or more boundaries of the property, the overall height should not exceed 2.5m.
- In the case of land in areas of Outstanding Natural Beauty and similar sites, any sheds or similar structures over 20m away from the house cannot take up more than 10 square metres.
- Planning permission will be required in the case of a listed building.
- Some housing estates require permission before you can install a garden building.

You may need to obtain Planning Permission or Building Regulations approval before your building can be installed. Although we may offer our opinion as to whether approvals may be necessary, **IT IS THE CUSTOMER'S** responsibility to check whether permission is necessary.