

# Buildings in Gardens within Conservation Areas

## i1.0 Permitted Development

In Conservation Areas, most houses have permitted development rights, which allows them to erect certain buildings in rear gardens without the need for planning permission. However, these rights are restricted to buildings that have a volume of less than  $10\text{m}^3$  and are at least 5m from the rear face of the house - If the Buildings have flat roofs they must also be less than 3m high - Buildings with Pitched roofs must be less than 4m high. Permitted development rights are restricted still further if the Conservation Area has an Article 4 Direction in place. Any Building must not project forward of the front building line of your house. (Please see list of Conservation Areas and an explanation of "Article 4 direction" on the back page)

## 2.0 General Principles - How to use this guidance

If you intend to erect or construct a building larger than that described in (Section 1.0 Permitted Development) you will have to apply for Planning Permission. To help you obtain Planning Permission for a structure that will compliment your garden and not impact significantly on your neighbour you should follow the guidance in this document. It is a basic planning requirement (from the Council's Unitary Development Plan - Policy BE24) that any proposal for new buildings or structures within rear gardens of Conservation Areas, must at least "Preserve" but preferably "Enhance" the Character of a Conservation Area. Subject to this, the following will be used by the Council to guide its assessment of the acceptability of such proposals.

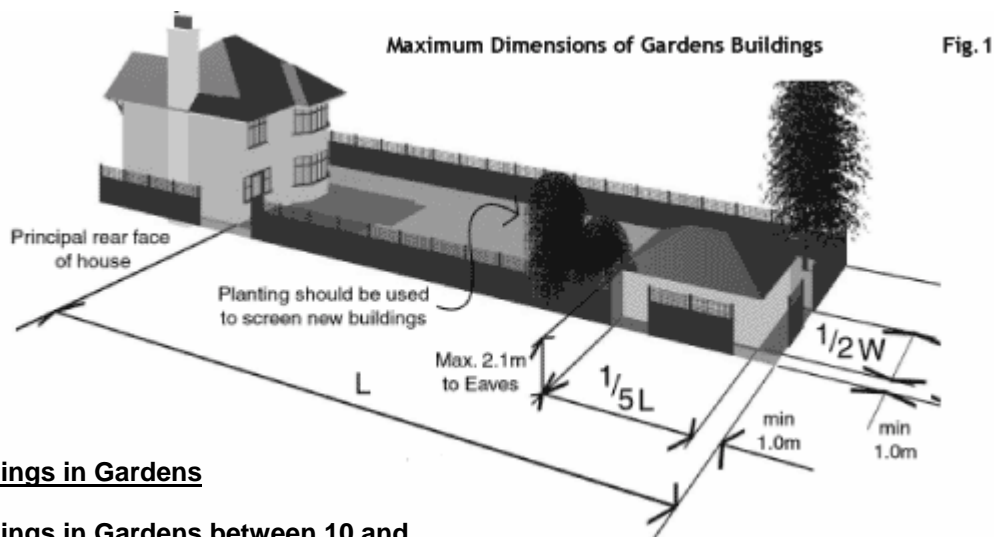


Fig. 1

## 3.0 Buildings in Gardens

### 3.1 Buildings in Gardens between 10 and 25m in length

In gardens of between 10 and 25 metres in length, the general maximum size of individual buildings should be no greater in plan (footprint), than  $\frac{1}{5}$  (20%) of the overall length and  $\frac{1}{2}$  (50%) of the width of the garden. The buildings should be located in the rear  $\frac{1}{4}$  (25%) of the garden and should have a maximum footprint of  $15\text{m}^2$ . Buildings of this size will normally be required to be set away from joint boundaries to reduce their impact, promote further landscape development and allow future maintenance without having to enter your neighbour's garden. Proposed buildings within gardens of longer than 25m will be assessed on their individual merits.

However, it is likely that they will be relatively smaller than the proportions of buildings described above.

### 3.2 Gardens of less than 10m Length

Proposals for new buildings in gardens of less than 10 metres in length will be judged on their individual circumstances. However, if acceptable, they will normally need to be much smaller than the maximum guidance above. New buildings in smaller gardens of less than 10m may also prevent the future extension of your house. You should also check that you comply with the Council's further guidance "Altering and Extending Your Home" (SPG5).

#### 4.0 Building Location

Your proposal for a new building will be more likely to "Preserve or Enhance" the character of the Conservation Area if you locate your new building at the back of your garden in the last 1/4 or (25%). If you wish to position your building within the first 3/4 (75%) of your garden the Council will assess your application on its individual merits. However, it is likely that a building in this location will be significantly smaller. Where your gardens abuts a neighbour's garden you may have to reduce the size and scale of your proposed building to reduce the impact on the neighbouring garden and views out of your neighbours house.

In these particular circumstances, you may need to adjust the orientation and or size of your proposed building

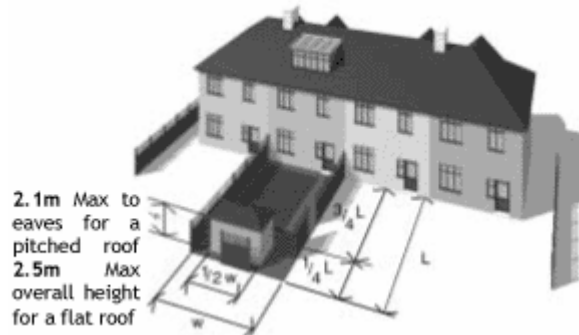
A Traditional Design  
Fig 4



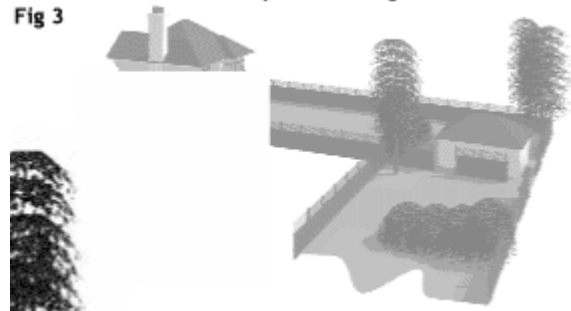
#### 8.0 Trees and established Soft Landscape

Existing trees and significant soft landscape features should not be removed or damaged to allow new buildings. However, if the condition of a tree suggests its removal or pruning, you are required to give six weeks notice to the Council - This is required because of the special Conservation designation of your area. You can get specialist advice from the Councils Landscape team (please see back cover for details).

Where to locate Buildings in you Rear Garden Fig. 2



An Awkward Relationship with a Neighbours Garden  
Fig 3



#### 5.0 Design Style

A range of designs and materials may be appropriate for Conservation Areas but all buildings or structures should be detailed and proportioned to complement the character of the garden and Conservation Area. Both traditional and contemporary designs and materials should minimise the bulk and scale of the building. The Council will encourage you to use sustainable natural materials from which to construct your building

A Contemporary Solution  
Fig 5

