

# **HOUSEHOLDER QUESTIONNAIRE**



## **WORK(S), ALTERATION(S) OR EXTENSION(S) TO A DWELLING OR ITS GARDEN – IS PLANNING PERMISSION NEEDED?**

Good, clear advice on the need for planning permission can be found on the Planning Portal at [www.planningportal.gov.uk](http://www.planningportal.gov.uk)

If you can't access the Planning Portal or having looked at the Planning Portal you are still unsure whether your proposal needs planning permission then this form can be completed to find out if you need planning permission for extensions or other alterations to your dwelling.

You only need to complete the section(s) that relate to your proposal(s).

The Authority's reply will be based on the information you supply. If the information you provide is incorrect then the Authority's reply is not valid, and you may breach planning law if you carry out the works. If you alter the scheme then you should submit a revised form.

All measurements must be in metric units (i.e. m [metres], cm [centimetres] or mm [millimetres]), be exact and measured externally.

Whilst this form is intended to cover the details required in connection with the majority of domestic proposals, there may be cases where the Authority may need to contact you to obtain additional information.

A copy of this questionnaire will be returned with the Authority's reply. You are advised to keep the copy with your deeds or in a safe place. It may be important if you sell your property.

In addition to planning permission (or listed building consent if your property is listed), you may also need a separate consent under the Building Regulations. You should contact Building Control at your local council to find out more.

N.B. Buildings cannot be erected over public sewers without the agreement of the Water Company. You should also ensure that you comply with other legal requirements such as The Party Wall Act 1996 and any legal covenants on the property. If the property is rented, you may also need the permission of your landlord.

**Return completed form to:**

**Peak District National Park Authority, Aldern House, Baslow Road, Bakewell, DE45 1AE**

**or email it to**

**[planning.dutyofficer@peakdistrict.gov.uk](mailto:planning.dutyofficer@peakdistrict.gov.uk)**

# 1 - Your Details and Details of Existing Dwelling

Name and Address (BLOCK CAPITALS):		Address of site if different (BLOCK CAPITALS):	
Postcode ..... Tel No(s). ..... Mobile ..... E Mail ..... Fax No. ....		Postcode .....	

Existing Property Type (Circle As Appropriate)				
Detached	Semi Detached	Terraced	Flats (there is no 'permitted development' for flats)	Other

Is the property used for any non-residential use?	Yes	No	
If yes please give details			

Is any part of the building used or intended to be used as flats?	Yes	No	
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Is the property a Listed Building or in a Conservation Area			
Listed Building?	Yes	No	Don't know
Conservation Area?	Yes	No	Don't know

Has the property been extended, any outbuildings built or decking erected since the dwelling was first built (or after 1 <sup>st</sup> July 1948 if built earlier)? If YES, give details of the sizes in the chart below:	Yes	No	
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N.B. This includes dormer windows, garages, car ports, conservatories and detached outbuildings, such as sheds and greenhouses etc. and must include any such work done by previous occupiers of the dwelling.

Description of the previous development (e.g. single storey rear; detached garage; decking etc.)	Length	Width	Height		
			To ridge	To Eaves	Flat Roof
	m	m	m	m	m
	m	m	m	m	m
	m	m	m	m	m
	m	m	m	m	m

**2 - Please complete this section if it is proposed to either extend onto the existing dwelling (including decking where this is attached to the dwelling), or carry out any other alteration to the existing dwelling (e.g. provision of new window or door opening) Please delete or fill in as necessary.**

a	Will the extension be at the side, front or rear	Side	Front	Rear
b	Will the proposal include cladding any part of the exterior of the house? If yes, what with?	Yes	No	
c	Does the proposal extend off an existing extension	Yes	No	
d	Excluding the area of the original house will the total area within the curtilage that is covered by the buildings be over 50%	Yes	No	
e	Will the extension be single storey or 2 or more storeys?	Single	2 or more	
f	Is the proposal within 2 metres of any boundary?	Yes	No	
g	Is the proposal within 7 metres of the rear boundary?	Yes	No	
h	Are you proposing to put any upper floor windows in a side elevation of either the existing dwelling or any proposed extension?	Yes	No	
i	If the answer to h is yes, will the windows be more than 1.7m above the floor level of the room in which the window is situated?	Yes	No	
j	If you are proposing a porch, how far away will it be from the nearest road or footway?	Less than 2m	More than 2m	
k	Are you proposing any raised platform (e.g. decking) as part of your proposals?	Yes	No	
	If YES, will any part of it exceed 300mm above ground level?	Yes	No	
l	Are you proposing any veranda or balcony as part of your proposals?	Yes	No	
m	What type of roof are you proposing (e.g. dual pitched, sloping, flat)?	Dual	Sloping	Flat
n	Will any part of your extension be higher than the highest part of your existing roof?	Yes	No	
o	Will the eaves of your extension be higher than the eaves of your existing roof at the point the extension is attached to the dwelling?	Yes	No	
p	Will the roof pitch be the same as the original dwellinghouse?*	Yes	No	
q	Will all materials used in any part of the exterior (excluding any conservatory) be of a similar appearance to those of the exterior of the existing dwellinghouse?	Yes	No	
r	Will the works include any new, altered or replacement chimneys, external flues or external pipes?	Yes	No	
	If yes, will this be over 1 metre higher than the highest part of your existing roof?	Yes	No	
s	Are you proposing to create or alter a vehicular or pedestrian access to the dwelling	Yes	No	
t	Does your proposal involve the demolition of any other buildings?	Yes	No	
	If yes please give details			

\* Original is the dwelling as it was built or as it existed on 1<sup>st</sup> July 1948 if it was built before that date.

Please ensure that you include details of any item included in this section in a sketch plan or plans in section 6 of this form.

**3 – Please complete this section if it is proposed to carry out any loft conversions, insert dormers, rooflights and/or carry out any other roof alterations. Please delete or fill in as necessary.**

a	Will your proposal be higher than the existing highest part of your roof?	Yes	No
b	Will your proposal be on an elevation that faces a highway?	Yes	No
c	(Other than for a hip to gable extension) Will the edge of any enlargement be less than 20cm from the existing house eaves?	Yes	No
d	Will the works include any new, altered or replacement chimneys, external flues or external pipes?	Yes	No
	If yes, will this be over 1 metre higher than the highest part of your existing roof?	Yes	No
e	If the answer to d is yes will it be on a wall or roof slope which fronts a highway?	Yes	No
f	Are any upper floor windows proposed in an existing or proposed side elevation?	Yes	No
g	If the answer to f is yes will the windows be more than 1.7m above the floor level of the room in which the window is situated?	Yes	No
h	If any rooflights are to be inserted into the existing roof, would these protrude more than 150mm from the current roof plane?	Yes	No
i	Are you proposing any veranda, balcony, or raised platform as part of your proposals?	Yes	No
j	Will all materials used in any part of the exterior be of a similar appearance to those of the exterior of the existing dwellinghouse?	Yes	No
k	Will the roof pitch be the same as the original dwellinghouse?*	Yes	No

**\* Original is the dwelling as it was built or as it existed on 1<sup>st</sup> July 1948 if it was built before that date.**

**Please ensure that you include details of any item included in this section in a sketch plan or plans in section 6 of this form**

**4 – Please complete this section if it is proposed to build any outbuildings (including detached garages, garden sheds, greenhouses, playhouses etc.) or enclosures, swimming or other pools and/or provide any domestic fuel tanks. Please delete or fill in as necessary.**

**Outbuildings, enclosures and pools**

a	Will this be at the front, side or rear of the house?	Front	Rear	Side
b	Will any outbuilding be single storey or 2 or more storeys (including rooms to be provided in any roof space)?	Single storey	2 or more storeys	
c	Will the height of the eaves of any outbuilding be more than 2.5m?	Yes	No	
d	What type of roof are you proposing to any outbuilding (e.g. dual pitched, sloping, flat)?	Dual	Sloping	Flat
e	Are you proposing any veranda, balcony, or raised platform as part of your proposals? If yes, how high would it be?	Yes	No	
f	Will your proposal be more than 20m from the house?	Yes	No	
	If YES, would the total floor space of all the buildings more than 20metres away from the house be over 10 square metres (measured externally)?	Yes	No	
g	Does your proposal involve the demolition of any other buildings? If yes please give details	Yes	No	
h	Will any means of enclosure (e.g. gates, fences, walls) be above 2metres high?	Yes	No	
i	Will any means of enclosure that is within 2m of any boundary with a highway (that carries vehicles) be above 1m high?	Yes	No	

**Domestic Fuel Tanks**

h	Will this be at the front, side or rear of the house?	Front	Rear	Side
i	What type of fuel will be stored (e.g. Gas, Oil, LPG etc)?			
j	What will be the capacity (in litres) of the fuel tank?	litres		
k	Does your proposal involve the demolition of any other buildings? If yes please give details	Yes	No	

**Please ensure that you include details of any item included in this section in a sketch plan or plans in section 6 of this form**

**5 – Please complete this section if it is proposed to provide or replace a hard surface, erect aerials, satellite dishes, solar panels. Please delete or fill in as necessary.**

**Hard Surfacing**

a	Will the area of hard surfacing be between the front of your house and a road or pavement? If YES, how large is the area (in metres)	Yes	No	
		Length		Width
		metres		metres
b	Will the driveway be made of porous materials* If no, how will surface water run-off be drained?	Yes	No	
c	Will any hard surface be at the same level as the existing land? If <b>No</b> how much will the level of the land be increased or decreased?	Yes	No	
		metres		

**Aerials, Satellite Dishes or Other Antennae**

c	How many dishes/antennae are you proposing?			
d	Are there any existing dishes or antenna on the property? If YES, please provide details of how many and their dimensions.	Yes	No	
e	What are all the dimensions (in mm) of the proposed dish/antenna?			
f	If you are putting the dish/antenna on the chimney, will it be higher than the existing chimney at any point; and Will any part of the antenna be over 60 centimetres above the highest part of the existing roof?	Yes	No	
g	If your property does not have a chimney, will the dish/antenna be higher than any part of the existing roof?	Yes	No	
h	Will the dish/antenna have a capacity of more than 35 litres (consult the manufacturer's specifications for this)?	Yes	No	
i	Will the antenna be installed on a chimney, wall, or roof slope which faces onto, and is visible from a highway?	Yes	No	
j	Will it be installed on a building that exceeds 15metres in height?	Yes	No	

**Solar Panels (Including photovoltaic and/or thermal)**

i	Will the solar panel be wholly sited below the highest part of the roof?	Yes	No	
j	Will the solar panel project more than 20cm from the roof or wall?	Yes	No	
k	Will it be visible from a highway (e.g. road, pavement or footpath)?	Yes	No	
l	If fixed to the house, how many panels are being proposed?			
m	If not fixed to the house, will all panels be less than 4m above ground level;	Yes	No	
n	If not fixed to the dwelling, how far will the panel(s) be from the nearest boundaries; and What are the dimensions of the panels?			

o	Are the panels, so far as practical sited to minimise their effect on the external appearance of the building and the amenity of the area?	Yes		No	
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**Please ensure that you include details of any item included in this section in a sketch plan or plans in section 6 of this form**

**\*Advice about porous materials can be obtained from the planning portal at [www.planningportal.gov.uk](http://www.planningportal.gov.uk).**

**If you do not have access to the internet, then please contact the Authority on 01629 816200**

## **6 - SKETCH PLAN**

**In the space below, please draw a diagram or diagrams of your proposals. It does not need to be to scale, as long as you mark metric dimensions on it. Examples are included on the next page; these are for guidance purposes and are not intended to cover all potential development types. Please ensure that the position and name of any road(s) are clearly shown. Sometimes it is useful to submit photographs and this can aid your enquiry. If submitting information electronically please attach any sketches or photographs separately.**



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**EXAMPLE SKETCH PLANS**

