



[Permitted Development Guide – Outbuilding \(flat roof\)](#)

Please note that all proposals must meet and satisfy all the rules and conditions relevant to that proposal.

The following is only to be used as a guide to understand the general requirements to satisfy the conditions for permitted development. More detail can be found on the website of “The Department for Communities and Local Government”

Please get in touch to discuss your requirements in more detail.

To be permitted development;

1. the outbuilding and other additions must not exceed 50% of the total area around the house. Any previous outbuildings and extensions must be included within this allowance,
2. the outbuilding must NOT be self-contained living accommodation and must NOT have a microwave antenna,
3. the outbuilding must NOT be on the grounds of a listed building,
4. on designated land the outbuilding must NOT be on the side of the house,
5. balconies and verandahs must NOT be included
6. containers used for heating must NOT exceed 3,500 litres.

