

4. MAKING CHANGES TO A DWELLINGHOUSE – ANCILLARY BUILDINGS INCLUDING SHEDS, GARAGES, GREENHOUSES ETC

Ancillary buildings including sheds, garages, greenhouses etc

SUMMARY

4.74

Permitted development rights allow for the provision of any building required for a purpose incidental to the enjoyment of the dwellinghouse. Typical developments include sheds, garages, sun-houses and greenhouses. In summary, the effect of the limitations is that:

- ancillary buildings are generally located to the rear
- at least half the curtilage remains undeveloped
- the height of the building is not higher than 4 metres and the sections within 1 metre of the boundary would be higher than 2.5 metres
- the height of the eaves is not higher than 3 metres

4.75

In the case of dwellinghouses in a conservation area or within the curtilage of a listed building development is permitted as long as the footprint of the ancillary building does not exceed 4 square metres. [Listed building consent](#) is required if the proposed development affects the character or setting of a [listed building](#).

4.76

A building warrant from the local authority may be required for these types of developments, as explained in [Section 2](#).

