

Project Form 2

If you got here:

**Your main project starter list is done -
to move your project forward We will
need this more detailed info to answer
all your questions**

**Do I need planning permission to build a living
annexe in my garden or to convert my garage into
separate accommodation?**

These are the more detailed questions. I need this information to answer to your own
questions quickly. It works ...

QUESTIONS TO BE ANSWERED

About your project:

1. Is the extra accommodation for living space
2. Is the accommodation for guests only
3. Is the accommodation for generating additional income
4. Is the accommodation for family reasons only
5. Is the accommodation for elderly family members
6. Is the accommodation for younger family members
7. Is the accommodation mainly for guests
8. Is the accommodation requirement temporary

The site

1. Is the proposed accommodation to be in the garden
2. Is the proposed accommodation attached to the main
property (an extension)
3. Is the proposed extension a conversion of existing
space (outhouse or loft)

4. Is the proposed accommodation detached in the back garden
5. Is the proposed accommodation attached at the side of the house
6. Is the proposed accommodation below in what is now cellar /storage area

The proposed accommodation itself

1. Will the accommodation be used for living, sleeping, cooking and bathing
2. Will the accommodation be used for sleeping only
3. Is the accommodation for one person only
4. Is the accommodation for 2 people
5. Is the accommodation for more than 2 people
6. Is the accommodation for rental only
7. May the accommodation be used for rental
8. The accommodation is for family use only
9. The accommodation is for resident worker (nanny, carer or gardener etc.)

Current situation with immediate neighbours:

1. Have you discussed this proposal with your immediate neighbours
2. Are the neighbours happy with your current thinking about this project
3. Are the neighbours happy with your thinking on its size and position
4. Are the neighbours happy with your thinking on style
5. Are the neighbours happy with your thinking on additional movements to and from the new development - vehicles additional parking etc.
6. Are neighbours happy with your current thinking on design, materials used for walls – brick, timber, or other

7. Are neighbours happy with your current thinking on roof covering / roof design or other

Electrical and Plumbing (you will need these for sure)

1. Are you aware of the position of connection points
2. Will waste plumbing be conventional (needs trench with fall to appropriate manhole).
3. Will waste plumbing require (or benefit from) a pumping system
4. Will the waste disposal point be higher than the waste exit from the building

Cost and budget

1. Do you have a budget in mind for the project (usually £1200 - £2000 per sq metre of living space depending on design, groundwork cost, fit and finish.
2. Do you have an accommodation layout / room layout in mind
3. Do you have a footprint size worked out
4. Do you have any notes or sketches on design
5. Do you have any notes or sketches on internal layout
6. Do you have any notes or sketches on garden layout and position proposed
7. Are there any major ground works involved (demolition of existing or difficult site conditions)
8. Is the access to the site through the existing property only
9. Is the access to the site via side of existing property
10. Is access to the site via other route (rear access)

Progress so far (leave blank if not sure)

1. Are you happy that the project can be built under “permitted development” rules” only tick if yes
2. Are you convinced that the project will require planning permission only tick if yes

3. Will the footprint of the project exceed 30 sq m (this is the breakpoint for building regulation compliance)
4. Will the project comply with height and proximity to boundary rules

Suppliers

1. Have you decided on a builder
2. Is the builder a specialist in annexes / extensions

Your own involvement

1. Are you intending to carry out some of the building work yourself
2. Are you intending to carry out some or all of the project management yourself
3. Are you intending to use an architect
4. Are you intending to use a planning consultant

Your answers should speed up the process and quickly lead to a good answer regarding feasibility and next steps required. On desktop or tablet you can drag the bottom right corner of the box to make more space.

Name

Surname

Email Address *

Telephone Number *

Comments

(thanks - we will be back
with answers and ideas
soon)

Your project is moving in the right direction