

# 1. Height and Boundaries

This is the most critical rule. The allowed height of your garden room depends on how close it is to your property line.

- **Within 2 Metres of a Boundary:** The entire building must not exceed 2.5m in height. This usually necessitates a flat or “pent” roof design.
- **Beyond 2 Metres of a Boundary:** You can go higher.
- **3.0m** maximum height for a flat roof.
- **4.0m** maximum height for a dual-pitched (apex) roof.
- **Eaves Height:** Regardless of the roof type, the eaves (where the roof meets the wall) must not exceed 2.5m.

# 2. Location and Footprint

- **The “50% Rule”:** Your garden room (plus any existing sheds, extensions, or decking) cannot cover more than 50% of the total land around your original house.
- **No Front Gardens:** The building must be located behind the “principal elevation” (the front wall) of your home. It typically belongs in the rear or side garden.
- **Single Storey Only:** To qualify for PD, the structure must be a single-level building.

# 3. Usage Restrictions

To stay within Permitted Development, the use of the room must be “incidental” to the main house.

- **Allowed:** Home offices, gyms, art studios, cinema rooms, or hobby spaces.
- **Not Allowed (without Planning):** Self-contained living accommodation. If it has a bed for permanent use, a kitchen, or is being used as a separate dwelling/rental, you will almost certainly need full planning permission and Building Regulations approval.

# 4. Important Exceptions

Even if you meet the height and size rules, you may still need planning permission if:

- Your home is a **Listed Building**.
- You live in a **Conservation Area**, **Area of Outstanding Natural Beauty (AONB)**, or **National Park**.
- Your property is a **Flat or Maisonette** (these do not usually have PD rights).
- Your local council has an **Article 4 Direction** in place that restricts PD rights.

## **Recommendation: The Lawful Development Certificate**

While not a legal requirement, it is highly recommended to apply for a **Lawful Development Certificate (LDC)**. This is a document from your council confirming that your garden room was legal at the time of construction. It is invaluable for your records and is often a “must-have” for buyers if you decide to sell the property later.