

I'm not a bot





























This guide will explain the conditions for whether or not you will need planning permission for a shed in your garden, and how to go about getting permission if you need it. The same rules will also apply to other types of garden buildings such as summerhouses, log cabins, greenhouses, and garden rooms. The rules in this guide apply to England. To do so, contact your local planning department for some informal advice. Its best to have a development plan in mind at this point. This way, even if you need to get building consent, its more likely to be granted. Outbuildings and garden sheds are considered to be whats called permitted developments. This means they shouldnt come with any planning constraints to a degree. Whilst they typically work as contentions planning issues, before construction can get underway, there are certain limits and conditions that need to be considered. These are the requirements to meet the criteria of a permitted development. Sheds and outbuildings must be one story, and maximum eaves height (the lowest part of the roof edge) cannot exceed 2.5 metres. Overall, your shed cannot exceed 4 metres in height for a dual pitched (apex) roof or 3 metres with any other type of roof (pent/flat roof). This rule applies when the shed is more than 2 metres from a boundary. If a garden shed will be situated within 2 metres of a dwelling house boundary, the maximum height is 2.5 metres. No raised platforms, balconies, or verandas. Outbuildings should cover no more than half (50%) of the area that surrounds the original home. This means any extensions built since 1 July 1948 count towards that 50%. Outbuildings are not allowed on land in front of a wall that forms the principal elevation. With buildings, containers, and enclosures found on designated land (including national parks and other conservation areas), planning permissions will be required. Any outbuilding within the curtilage of a listed building will require planning permission. Remember that these planning rules are for houses and not maisonettes, flats, or other buildings. If youre considering constructing a garden shed or another outbuilding on one of these types of premises, you should seek further guidance regarding planning laws and guidance on flats. Shed Regulations UK If youre interested in constructing small, ancillary garden buildings like a bike store or garden tool shed, its important to know your development rights. Typically, regulations wont apply if the area touching the ground is no larger than 15 metres and theres no sleeping accommodation inside. If the floor area is 15-30 square metres in size, building regulations will still be unnecessary as long as theres no sleeping accommodation for permanent living space and the structure is situated at least one metre from any boundary. A building that has been constructed from materials that are non-combustible may also be exempt from building regulation approval. Planning Permissions for Specific Garden Structures Whilst a typical garden shed wont require planning permission, other garden structures will have unique considerations that youll want to keep in mind if you hope to put one of these outbuildings on your property. Just remember to build any and all garden buildings on a sturdy base. Log cabins and Summerhouses Planning permission rules that govern outbuildings most commonly apply to log cabins, summerhouses, and other large structures. However, the criteria for erecting a log cabin, summerhouse, or a similar building is fairly straightforward planning permission is only needed if your structure will be larger than the above rules or used for a habitable space. Greenhouses Greenhouses would be considered permitted developments for which its not necessary to obtain planning permission. However, its important to note that any greenhouse intended for construction in a front garden may well require planning permissions. Additionally, your title documents may prevent or restrict the construction of greenhouses on your property, so you should be sure to check out title documents to verify that these provisions arent in place before you get to work. Outdoor offices If you are intending to use your outbuilding as a garden office, youll need to consider the building, its location, and the proposed use in order to determine if planning permissions are required. Considerations include: The frequency and number of expected visitors The number of people who will work out of the office Whether or not goods will be brought in and out of the garden office The answers to these issues will become especially relevant if the garden office will be built in a sensitive area, like a conservation area. Additionally, while making your outbuilding into a home office is generally accepted without planning permission, if you intend to run a business out of it, you will need to seek planning permission. When you are considering your new garden office space, youll also want to consider other issues that are not related to planning permission, including power and electricity supplies, Internet connections, and whether or not the building requires water and waste. Permitted Development Rights Permitted Development Rights play a significant role when planning to build a shed or another type of garden building. It grants homeowners certain privileges to carry out construction work without planning permission. Shed construction can often fall under these rights, but specific rules apply. To qualify for Permitted Development, the shed must meet certain criteria. This typically means restrictions on size, height, and location. For instance, a single-story shed should not exceed 2.5 metres in height. Moreover, it should not be placed forward of the principal elevation of the house. Please note that these rules can vary depending on the property's location, design, and more. Its advisable to check with your local planning authority. This can ensure your shed project complies with Permitted Development Rights. Understanding and adhering to these can save you time, effort, and potential complications. Special Considerations Special considerations other than what colour to paint your garden building need to be taken into account in a few additional scenarios when building a shed, tool shed, or other outbuildings. Designated Land If your property is situated on designated land, you will have additional limitations. Designated land refers to national parks, including conservation areas, Areas of Outstanding Natural Beauty, World Heritage Sites, and the Norfolk Broads. If you live on one of these properties and are hoping to add a garden building to your property, youll need to follow these planning rules: The maximum area to be covered by your shed found more than 20 metres away from any wall of the original house must not exceed 10 square metres in size. If these criteria are met, the shed is considered to be a permitted development. When constructing a garden building on designated land, no structures will be allowed on the side of your property without requiring planning permissions. Listed Buildings A listed building is a structure or object that has been designated by English Heritage to be of high national importance in terms of historic interest or architecture. With these properties, there are additional rules regarding garden sheds or outbuildings, and they will require planning permissions. However, you shouldnt let this deter you from building your garden shed, as there are still many options available to you. Whilst obtaining planning permission isnt a difficult process, you should be sure to properly investigate the rules that govern listed buildings before you purchase any type of garden structure. Applying for Planning Permission A planning application to receive planning permission needs to be made to your local planning authority (LPA) or through a planning portal. LPAs are usually the local district council or borough, and each LPA will have their own planning officer or planning consultants. They will also have their own website that allows the public to access planning information, forms, and application procedures. Contacting your local planning authority is the first step in the process. Once approved, you can begin construction. However, if its rejected, you will still receive a formal notice. This will specify the reasons for the rejection. It should provide guidance on why your shed project does not align with local policies. Rejection doesnt mean the end of your project. It may require further consultation with planning professionals and adjustment to your plans. You can also have the option to appeal the decision. Appealing a Decision When appealing a shed planning permission decision, you can expect the following: Formal appeal: Submit an appeal to the Planning Inspectorate within a specified timeframe. Typically, within six months of the decision. The appeal form can be found on the Planning Inspectorates website. Review by inspector: A planning inspector will be assigned to review your case. They will consider all relevant information. This includes your initial application and any additional documents or arguments you provide. Further consultation: You may have the opportunity to attend a hearing. Or provide additional written statements to present your case and address any concerns. Decision: The inspector will make a final decision. Either upholding the original rejection or granting planning permission. Their decision is binding and final. Timescales: The appeal process can take several months to reach a conclusion. Patience is key. Costs: Be prepared for potential costs associated with the appeal. This can include any professional fees or expenses for gathering additional evidence. Appealing a decision offers a second chance to secure shed planning permission. But it requires preparation, patience, and adherence to the appeal process timelines. Round-up Getting planning permission for sheds in England may seem complicated. But then again, its essential to follow the rules and meet local regulations. Make sure to understand the requirements, stick to timelines and budgets, and be ready for any unexpected issues that may arise. The rewards of a well-planned shed are many, and the process, while it may seem daunting, is a necessary step towards achieving your goals. Shed planning permission is a process that can be navigated with care and attention. Research local rules, consult professionals, and be prepared for any potential challenges. With the right approach, you can successfully secure the permission you need for your shed project. Shed Planning Permission: A UK Guide to Planning Permission Planning Control Enforcement: The National Park explains breach of planning control procedures. Planning Permission for Trees: This helpful guide provides suggestions for protecting trees from property construction. Planning Permission for Farms Review the rules of planning permissions when building outbuildings on farmland. Obtaining Planning Permission This public service video from UKELA explains how to obtain planning permission. Garden Office Planning Permissions This guide explains the need for planning permissions when building garden buildings or offices. Greenhouse Planning Permissions This resource explains when planning permissions will be required for greenhouse construction. Planning Permissions for Self-Build Projects A helpful video providing tips and tricks to secure planning permissions for a self-build project. Building Regulation Exemptions This resource explains the Building Regulations 2010, which outlines the types of work that are exempt from Building Regulations. Planning Permissions for Renewable Energy Projects PlanLocal explains how to navigate the process of obtaining planning permission for a low carbon, renewable energy project. Planning Breaches An explanation of what happens when you fail to obtain or comply with planning permission. Breach of Condition Notices A breach of conditions notice will require property owners to secure planning permission compliance. Planning Permission For A Garden Room Do you need planning permission for a garden room? Garden Offices A description of garden offices in the UK and when planning permissions are needed. Stick Built or Kit Learn The Pros & Cons of Kytobech Limited, Dukeries Industrial Estate, Claydons Avenue, Worksoop, SB1 7BU, United Kingdom sales@gardenbuildingsdirect.co.uk Copyright Garden Buildings Direct Blog 2021. All rights reserved. Shipping Containers Do they require planning permission? The MRICS FAVV Senior Planning Consultant Find out more Adam Jones MRICS MRPI Senior Planning Consultant Find out more Isabel Gatten BA (Hons) PGD Planning Consultant Find out more Chris Buckland BSc (Hons) Planning Consultant Find out more Nadia Amiszajew MCIAT Chartered Architectural Technologist Find out more Rowley NDIP Customer Service Advisor Find out more Rebecca Cole BSc (Hons) Office Manager Find out more Nicola Palmer BSc (Hons) Marketing Manager Find out more Shipping containers are a fantastic alternative to traditional bricks and mortar. They take less time to construct, cost less, offer a wide range of design possibilities and are much more eco-friendly. But do the same building regulations apply? Do you need planning permission for a shipping container? Or are they exempt? Unfortunately, the answer is a little more complicated than a simple yes or no. Every situation is different, with different rules and potential roadblocks. Which is why, before ordering your container, its always safer to double-check with your local authority first. Will it be a temporary or permanent structure? This is the big question. Technically, a shipping container is classed as a temporary structure. It may not have wheels, but its portable. Its isnt designed to sit permanently or intended for use in the same way as a traditional property. And as such, it should be exempt from planning permission requirements just like a caravan or mobile home. But this isnt a blanket guarantee. Yes in the majority of cases, shipping container planning permission wont be required. But there are many circumstances in which it will be and before you go ahead with the project, youll need to apply to your local authority in the same way you would with a traditional building. Ultimately, the need for planning approval depends on four key factors: 1. How you intend to use the shipping container If you plan to use it as a temporary structure (such as a home office or guest bedroom) or as an alternative to a garden shed, you probably wont need official container planning permission. However, if you plan to convert it from a portable to a static structure and use it as a permanent building (such as a shipping container home or business), the likelihood that youll need approval significantly increases. Particularly if itll remain in one location for 28 days or more. Similarly, if youre setting up a commercial self-storage facility and would like to use multiple shipping containers, youll almost certainly need to obtain permission from the local authority. 2. Whether the container will be placed in an Area of Outstanding Natural Beauty (AONB), National Park, or other protected area. If the container is located in an AONB, National Park, or other protected area, the rules and regulations are likely to be much stricter. And in most cases, you will need to apply for shipping container planning permission before getting started. Green belt land doesnt usually cause any issues for temporary containers within the boundaries of your own home. But a permanent structure will require permission, and to be successful in your application, you may need to find a way to blend the container into its surroundings. 3. Whether it will have a wider impact If the shipping container will be impeding access in any way, or is likely to cause excessive traffic or noise to the local area, youre much more likely to need container planning permission. This is also the case if your structure could cause a significant loss of light or privacy for your neighbours. In such circumstances, to increase the likelihood of permission being granted, it can be worth showing neighbours your plans from the outset and accommodating any small changes. 4. Its size The larger the structure is, the more likely you are to need planning permission. As a general rule of thumb, if the shipping container will cover more than half of the land surrounding your original property, be taller than the closest property or be connected to permanent utility supplies (i.e. gas and electric), local authority approval will probably be required. Do your research and double check its a legal offence to build without the appropriate planning permission in place. And if you need consent but failed to apply, you may have to demolish the structure or face legal penalties. Therefore even if youre confident that you dont require planning permission for your container its always a good idea to check with your local council in advance. At the very least, its worth making them aware of your plans before you start building. Provide as much information as possible, including details of the intended use of the container, its location, the size of the structure, its planned aesthetic, and how itll be connected to utility supplies. Well, the answer is clear that youll make a conscious effort not to cause any kind of visual disturbance. For example, youre willing to paint it in a particular colour or fit it with wood cladding. Contact our experts for more information. Got a question about shipping container planning permission? Were here to help. As a leading UK supplier of shipping containers and specialists in bespoke container conversions we have excellent knowledge and experience in this area. Once you know a bit more about your ideal structure, not only can we advise on whether approval is likely to be needed, we can also help you to satisfy any planning permission requirements designing and manufacturing a structure that is perfect for your needs, whilst meeting all the specified rules and regulations. To chat with a member of the team, simply give us a call on 0870 240 9405. Or if you prefer, send an email to sales@gapcontainers.co.uk and well respond to your enquiry as soon as possible. Generally speaking, No, you do not need planning permission to keep a storage or shipping container on your property. Shipping containers are considered temporary structures, and as such should be exempt from planning permission requirements. What constitutes a temporary structure? If the structure is portable whilst a shipping or storage container does not have wheels like a caravan or mobile home its just as portable. If the structure does not have foundations. The structure is not designed to stay there permanently. It is worth bearing in mind that some local authorities place additional restrictions, even on temporary structures like shipping containers. This is usually only the case if you live in an Area of Outstanding Natural Beauty or on (or very close to) a National Park. A few points you should consider: When do you need planning permission for a shipping container? As the general rule of thumb is that it is usually unnecessary to seek planning permission for a temporary structure, such as a shipping or storage container to be placed on your property, the question is easier to fly to answer when you should seek permission. If you are converting a shipping container (or shipping containers) into a permanent structure for habitation, then you will likely need to seek planning permission for your structure. If you are converting a shipping container into a business premises, such as a cafe or other business, youll need to take up or convert more than half the area surrounding the original property, you may need permission before proceeding. Find out more about getting a shipping container for your property, yours in the right place! We have a vast selection of shipping containers for sale or hire, including refrigerated containers and containers with access ramps and tunnel containers. We can even undertake container conversions to transform your shipping container into well anything you like. Last Updated on January 20, 2025 This is a very common question. Will I have enough room? Do I need planning permission? Is the ground suitable to support a container? What would I use it for? Do I have the necessary access to site a container? There are some of the questions we will address in the following article. Containers come in various sizes 10ft x 8ft, 20ft x 8ft and 40ft x 8ft. The doors are 4ft wide each so sufficient space would be necessary for these to open fully. They sit on 6-inch x 7-inch castings on the corners only, which would need to be supported (the 40ft's requiring further support along the length in a few places). The best surface to support a container would be a concrete base or concrete pads for the corners to sit on. Railway sleepers and blocks are also suitable. Grass is not the best surface to site a container on as it is not always solid, so the container is prone to movement. Tarmac can soften, so is not the best surface either. Access to the site is a very important factor as this will determine whether a delivery is possible. For a 10ft or 20ft container, you will require access for a vehicle approximately 40ft long x 10ft wide (including the wing mirrors), with a further 10ft width required where the vehicle is offloading to put legs out (each side) to stabilise the vehicle. For a 40ft container, the vehicle will be approximately 60ft long and 10ft wide, also requiring further width for the stabilising legs. The ground needs to be level and there must be no overhanging cables, trees or branches, drain covers, etc., in the area as these will impede the offloading. If you are converting a shipping container into a permanent structure for habitation, then you will likely need to seek planning permission for your structure. If you are converting a shipping container into a business premises, such as a cafe or other business, youll need to take up or convert more than half the area surrounding the original property, you may need permission before proceeding. Find out more about getting a shipping container for your property, yours in the right place! We have a vast selection of shipping containers for sale or hire, including refrigerated containers and containers with access ramps and tunnel containers. 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If you are converting a shipping container into a business premises, such as a cafe or other business, youll need to take up or convert more than half the area surrounding the original property, you may need permission before proceeding. Find out more about getting a shipping container for your property, yours in the right place! We have a vast selection of shipping containers for sale or hire, including refrigerated containers and containers with access ramps and tunnel containers. We can even undertake container conversions to transform your shipping container into well anything you like. Last Updated on January 20, 2025 This is a very common question. Will I have enough room? Do I need planning permission? Is the ground suitable to support a container? What would I use it for? Do I have the necessary access to site a container? There are some of the questions we will address in the following article. Containers come in various sizes 10ft x 8ft, 20ft x 8ft and 40ft x 8ft. 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For a 40ft container, the vehicle will be approximately 60ft long and 10ft wide, also requiring further width for the stabilising legs. The ground needs to be level and there must be no overhanging cables, trees or branches, drain covers, etc., in the area as these will impede the offloading. If you are converting a shipping container into a permanent structure for habitation, then you will likely need to seek planning permission for your structure. If you are converting a shipping container into a business premises, such as a cafe or other business, youll need to take up or convert more than half the area surrounding the original property, you may need permission before proceeding. Find out more about getting a shipping container for your property, yours in the right place! We have a vast selection of shipping containers for sale or hire, including refrigerated containers and containers with access ramps and tunnel containers. 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