



River Thurne Bungalows

Extensions

All bungalows have a total permitted allowance of 50 cubic metres, to include extensions, sheds and outbuildings.

Sheds or outbuildings which have a cubic content greater than 10 cubic metres must cumulatively count against the permitted allowance of 50 cubic metres.

eg: Shed measuring 2m(6'6") x 2.5m(8') x 2.5m(8') = 12.5 cubic metres

If the permitted allowance has been used by various extensions to the property or other sheds/outbuildings planning permission for the new shed is required.

Raising of Bungalows

Raising the property above the level of the original height is an engineering operation, which may require planning permission depending on the height raised. You are advised to check with the Planning Authority prior to carrying out this operation.

Roof Extension or Alterations

Insertion of dormer windows requires planning permission.

Insertion of Velux roof lights and Solar panels providing they do not protrude beyond the existing roof plane do not require planning permission, however consent under Building Regulations may be required.

Cladding

New or replacement cladding requires planning permission, the only exception being that if the replacement cladding is of the same materials and design as the original ie: timber vertical boards either stained or painted, planning permission will not be required.

Decking

If the installation of decking would create a cubic content greater than 10 cubic metres then planning permission is required. This is likely to occur if the decked area is raised above ground level, creating a raised patio area or stepped access to the property.

Planning permission is required if the decked area covers more than 50% of the garden area excluding the property, sheds or out buildings.

Quay and Boardwalk

Repair and general maintenance of quay and boardwalks, on a small scale, generally do not require planning permission.

If total replacement is necessary then providing the 'new' quay is installed along the same line, at the same height and using the same materials as the original quay planning permission is not required, providing the replacement does not exceed 25metres in total length.

In all other instances ie: raised height, change of materials, new line, planning permission is required.

Mooring Cuts and Slipways

To widen or create a new mooring cut or slipway planning permission is required.

Dredging

Dredging of a mooring cut and the depositing of spoil on the adjacent land does not require planning permission. If the sourced dredge materials is subsequently used to maintain land levels planning permission is not required.

Land Levels

Importation of materials for the purpose of raising land levels is an engineering operation for which planning permission is required.

Satellite Dish

The dish must not front/face the river whether it is installed on the property or located within the curtilage.

If there are any doubts or concerns regarding proposed development of a bungalow or mooring plot along the River Thurne you are advised to seek advice from the relevant District/Borough Council prior to commencing any work, as unauthorised development could prove costly to yourselves.

NNDC - Mr M Ashwell, Snr Development Control Officer
Tel 01263 516226

GTYBC - Mr D Minns, Snr Development Control Officer
Tel 01493 846421

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