DO I NEED PLANNING PERMISSION FOR CHIMNEY, FLUE OR SOIL AND VENT PIPE?

If you answer YES to any question you WILL Require Planning Permission

Please apply online via our planning application service

Below are a series of questions designed to assist you in your self assessment of whether Planning Permission is required for extending your home.

If you are able to answer “NO” to ALL of the following questions (while also complying with Conditions), then your proposal will be considered to be “Permitted Development”.

Important: If you have answered NO to ALL the questions (while also complying with Conditions), and require confirmation that your proposal is within permitted development allowances then you should make an application for a Lawful Development Certificate.

We are aware that a huge investment is undertaken in extending your home and would strongly recommend that you make an application as this is the only legal document that the city council can provide to confirm your proposal falls within current permitted development.

Please note that you will also be required to complete the necessary application forms and submit accurate drawings to a recognised architectural scale to accompany your application.

If you need to make a planning application then further advice and online application documents are available from the Planning Portal.

Coventry’s adopted design guidance for extension of dwellings is available on our website and you should read this before submitting your planning application.
Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part1

CLASS D - PORCHES
“the erection or construction of a porch outside any external door of a dwellinghouse”

To determine whether permission is required for your proposal please answer the following:-

IS THE PROPOSAL?
1. To be constructed so that the ground area of the structure (when measured externally) would exceed 3 square metres? Y N
2. Above 3 Metres in height measured from the external ground level? Y N
3. Within 2 Metres of any boundary with the highway? Y N

If you have answered “Yes” to any of questions 1 or 2 or 3

Then your proposal is to be treated as an extension to your dwellinghouse and you should consult the (Do I Need Planning Permission For my House Extension?) Self Assessment Form

Town and Country Planning (General Permitted Development) Order 2015 (as amended) Sch2 Part1

Class G – Chimneys, Flues, Soil and Vent Pipes
“The installation, alteration or replacement of a chimney, flue of soil and vent pipe on a dwellinghouse.”

To determine whether permission is required for your proposal please answer the following:-

IS THE PROPOSAL?
4. To project more than 1 Metre above the highest part of the roof? Y N
   If your house is in a Conservation Area.
   You can check using our online map www.coventry.gov.uk
5. To be installed on a wall or roof slope that forms a principal or side elevation of the dwellinghouse and fronts a highway. Y N

A separate permission under Building Regulations may be required and you should obtain the appropriate consent before starting work. Please call 024 7683 2407 for further information.

Disclaimer: The information and advice contained within this form is NOT a formal determination under s192 of the Town and Country Planning Act 1990. If you wish to obtain such a legal determination you must apply for a ‘Certificate of Lawfulness’ for which the relevant application forms are available to download from our website www.coventry.gov.uk where you can also make an online application through the Planning Portal

Coventry receives 96% of planning applications online. To find out more please visit: www.coventry.gov.uk/planning