

Guide to Planning Permission for Garden Buildings

Getting Planning Permission for a Garden Building is sometimes necessary and always straightforward.

Permitted Development allows you to build 'incidental structures' such as Sheds and Summerhouses without Planning Permission. Whether or not you need planning permission for a Garden Office depends on how you intend to use your building.



An Office used as a Home Study combined with other Leisure uses may not need Planning Permission if it meets other permitted development criteria.

We explain Permitted Development rules in a separate Guide.

Planning Permission for Garden Rooms

A Garden Office used for occasional or 'incidental' leisure use such as a Studio or Gym that meets permitted development requirements shouldn't need Planning Permission. But, it's vital to double check with your planning department and we will do this for you.

Planning permission for Granny Annexes

See separate Guide.

Permitted Development

See separate Guide.

NB. If Permitted Development is required. It is usually only a Letter from a Local Authority that confirms that you can Proceed, subject to Building Regulations.

It may seem insignificant but it is your 'Get out of Jail Free Card' !!

It is an Important Document that bestows a Right to proceed.

Moral: Get it and Keep it SAFE !!

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