InteractiveHouseWales

Outbuildings

Outbuildings* are considered to be permitted development, not requiring an application for planning permission, provided all the conditions are met.
This mini guide offers a visual walk-through of those limits and conditions that **apply in Wales**.
Remember, ALL the limits and conditions must be met for development to be permitted.

*Refer to 'definitions of terms used' for an explanation of what is considered an outbuilding.

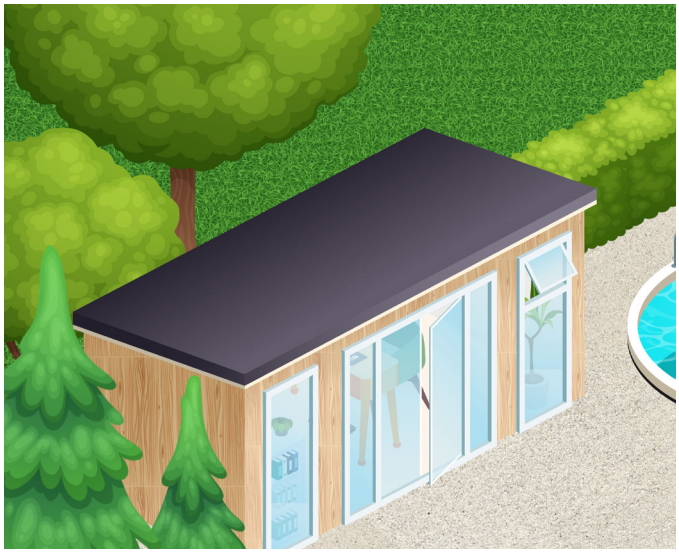
1) Listed buildings
Outbuildings* are not permitted development within the grounds of a listed building.

2) Designated land
In designated land the total area to be covered by any outbuildings more than 20 metres from ANY wall of the house must not exceed 10 square metres to be permitted development.
On designated land, outbuildings to the side of the house are not permitted development.

3) Principal elevation and area permitted
Outbuildings are not permitted development forward of the principal elevation* of the original house*.
Outbuildings* and other additions must not exceed 50% of the total area of land around the original house*. Sheds and all other outbuildings, decking and raised platforms, and extensions to the original house must be included when calculating this 50% limit.

4) No living accommodation or microwave antenna
To be permitted development, any new building must not itself be separate, self-contained, living accommodation and must not have a microwave antenna.

5) Height limits
Outbuildings* must be single storey with a maximum eaves height of 2.5 metres and



maximum overall height of 4 metres with a dual pitched roof, or 3 metres for a single pitch or other roof form.
Flat roof outbuildings cannot exceed 2.5 metres.
No part of the outbuilding within 2 metres of the house can exceed 1.5 metres in height.

6) Near boundaries
Any part of the outbuilding within two metres of the property boundary should not exceed 2.5 metres in height.
Outbuildings cannot be sited on area between the side elevation and boundary of the house which fronts a highway where it would be closer to the highway than the house or less than five metres from the highway.

7) Balconies, decking and platforms
Balconies, verandas and raised platforms such as decking are permitted development, provided they are no higher than 30cm.

8) Fuel containers
Containers, such as those used for domestic heating purposes, must not exceed 3,500 litres capacity to be permitted development.
The other permitted development conditions which apply to outbuildings* explained in this guide also apply to containers.

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Important information



Building regulations
Most extensions of properties require approval under the building regulations. Read more on the Welsh Government website.

Definitions of terms used
Original house: The term "original house" means the house as it was first built or as it stood on 1 July 1948 (if it was built before that date). Although you may not have built an extension to the house, a previous owner may have done so.

Designated land: Designated land includes Article 1(5) areas such as national parks, Areas of Outstanding Natural Beauty, and conservation areas, and also includes World Heritage Sites.

Principal elevation: The most visible or prominent side of a structure, typically facing a street or public area. While also considered the 'front' elevation of the building (with sides and rear determined accordingly), it may not always contain the main entrance.

Outbuildings: The rules governing outbuildings apply to sheds, greenhouses and garages as well as other ancillary garden buildings such as swimming pools, ponds, sauna cabins, kennels, enclosures (including tennis courts) and many other kinds of structure for a purpose incidental to the enjoyment of the dwelling house.

Important

- The permitted development allowances described here apply to houses, not flats, maisonettes or other buildings.
- This guidance relates to the planning regime for Wales. Policy in England may differ. Contact your local planning authority for further information.
- You should check with your local planning authority whether permitted development rights apply – they may have been removed by what is known as an Article 4 Direction. Other consents may be required if your house is listed or in a designated area.

Disclaimer
This is an introductory guide and is not a definitive source of legal information.
Read full disclaimer.

If you are in any doubt you should contact your local authority before undertaking any work.

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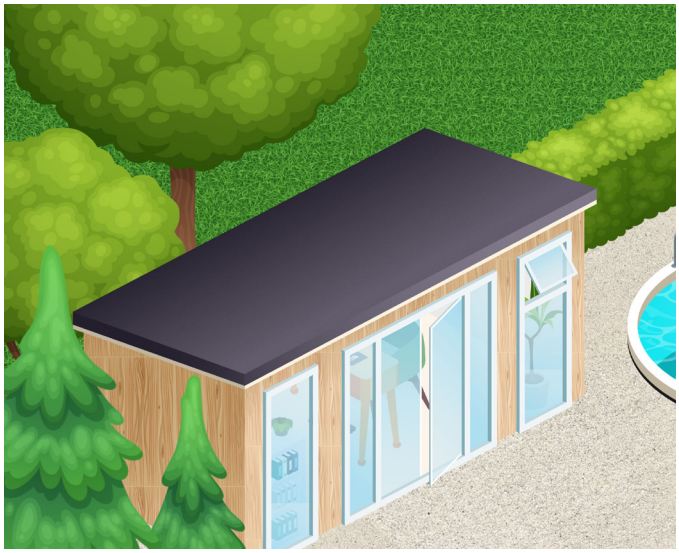
Adeiladau allanol



Mae adeiladau allanol* yn cael eu hystyried yn ddatblygiad a ganiateir, heb fod angen cais am ganiatâd cynllunio, ar yr amod bod yr holl amodau wedi'u bodloni.
Mae'r mini-ganllaw hwn yn cynnig trosolwg gweledol o'r terfynau a'r amodau hynny sy'n berthnasol yng Nghymru.
Cofiwch, rhaid bodloni POB terfyn ac amod er mwyn i ddatblygiad gael ei ganiatáu.

*Cyfeiriwch at 'diffiniadau o dermau a ddefnyddir' am esboniad o'r hyn sy'n cael ei ystyried yn adeilad allanol.

1) Adeiladau rhestredig
Nid yw adeiladau allanol* yn ddatblygiad a ganiateir o fewn tiroedd adeilad rhestredig.

2) Tir dynodedig
Ar dir dynodedig, rhaid i gyfanswm arwynebedd unrhyw adeiladau allanol sydd dros 20 metr o UNRHYW wal o'r tŷ beidio â bod yn fwy na 10 metr sgwâr er mwyn iddynt gael eu hystyried yn ddatblygiad a ganiateir.
Ar dir dynodedig, nid yw adeiladau allanol i ochr y tŷ yn ddatblygiad a ganiateir.

3) Drychiad blaen ac ardal a ganiateir
Nid yw adeiladau allanol yn ddatblygiad a ganiateir o flaen drychiad blaen* y tŷ gwreiddiol*.
Ni chaiff adeiladau allanol* ac ychwanegiadau eraill fod yn fwy na 50% o gyfanswm ardal y tir o amgylch y tŷ gwreiddiol*. Rhaid cynnwys siediau a phob adeilad allanol arall, decio a llwyfannau uchel, ac estyniadau i'r tŷ gwreiddiol wrth gyfrifo'r terfyn 50% hwn.

4) Dim llety byw na antena meicrodon
Er mwyn cael ei ystyried yn ddatblygiad a ganiateir, rhaid i unrhyw adeilad newydd beidio â bod yn llety byw ar wahân, hunangynhwysol, a rhaid iddo beidio â chael antena meicrodon.

5) Terfynau uchder
Rhaid i adeiladau allanol* fod yn un llawr gydag uchder uchaf i'r bondo o 2.5 metr ac uchder cyffredinol uchaf o 4 metr gyda tho dwy lethr, neu 3 metr ar gyfer to un llethr neu fath arall o do.
Ni all adeiladau allanol â tho fflat fod yn uwch na 2.5 metr.
Ni all unrhyw ran o'r adeilad allanol sydd o fewn 2 fetr i'r tŷ fod yn uwch na 1.5 metr.

6) Ger ffiniau
Ni ddylai unrhyw ran o adeilad allanol sydd o fewn dau fetr i ffin yr eiddo fod yn uwch na 2.5 metr.
Ni ellir gosod adeiladau allanol yn yr ardal rhwng drychiad ochr y tŷ a'r ffin sy'n wynebu priffordd, lle byddai'n agosach at y briffordd na'r tŷ neu lai na phum metr o'r briffordd.

7) Balconïau, decio a llwyfannau
Mae balconïau, ferandas a llwyfannau uchel fel decio yn ddatblygiad a ganiateir, ar yr amod nad ydynt yn uwch na 30cm.

8) Cynwysyddion tanwydd
Ni chaiff cynwysyddion, fel y rhai a ddefnyddir at ddibenion gwresogi domestig, fod yn fwy na 3,500 litr o ran capasiti er mwyn cael eu hystyried yn ddatblygiad a ganiateir.
Mae'r amodau datblygu a ganiateir eraill sy'n berthnasol i adeiladau allanol* a eglurir yn y canllaw hwn hefyd yn berthnasol i gynwysyddion.

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Gwybodaeth bwysig



Rheoliadau adeiladu
Mae angen cymeradwyaeth o dan y rheoliadau adeiladu ar gyfer y rhan fwyaf o estyniadau i eiddo. Darllenwch fwy ar wefan Llywodraeth Cymru.

Diffiniadau o'r termau a ddefnyddir
Tŷ gwreiddiol: Mae'r term "tŷ gwreiddiol" yn golygu'r tŷ fel yr oedd pan gafodd ei adeiladu gyntaf, neu fel yr oedd ar 1 Gorffennaf 1948 (os cafodd ei adeiladu cyn y dyddiad hwnnw). Er efallai na wnaethoch chi adeiladu estyniad i'r tŷ, efallai bod perchennog blaenorol wedi gwneud hynny.

Tir dynodedig: Mae tir dynodedig yn cynnwys ardaloedd o dan Erthygl 1(5), megis parciau cenedlaethol, Ardaloedd o Harddwch Naturiol Eithriadol ac ardaloedd cadwraeth, yn ogystal â Safleoedd Treftadaeth y Byd.

Elevation bennaf: Yr ochr fwyaf gweladwy neu amlwg o strwythur, sydd fel arfer yn wynebu stryd neu ardal gyhoeddus. Er ei fod hefyd yn cael ei ystyried yn elevation 'blaen' yr adeilad (gyda'r ochrau a'r cefn yn cael eu pennu yn unol â hynny), efallai na fydd bob amser yn cynnwys y brif fynedfa.

Pwysig

- Mae'r hawliau datblygu a ganiateir a ddisgrifir yma yn berthnasol i dai, nid fflatiau, fflatiau deulawr nac adeiladau eraill.
- Mae'r canllawiau hyn yn ymwneud â'r drefn gynllunio ar gyfer Cymru. Gall polisi yn Lloegr fod yn wahanol. Cysylltwch â'ch awdurdod cynllunio lleol am ragor o wybodaeth.
- Dylech wirio gyda'ch awdurdod cynllunio lleol a yw hawliau datblygu a ganiateir yn berthnasol – efallai eu bod wedi'u dileu gan yr hyn a elwir yn Gyfarwyddyd Erthygl 4. Efallai y bydd angen caniatâd arall os yw'ch tŷ wedi'i restru neu mewn ardal ddynodedig.

Ymwadiad
Canllaw cyflwyniadol yw hwn ac nid yw'n ffynhonnell derfynol o wybodaeth gyfreithiol. Darllenwch yr ymwadiad llawn.

Os oes gennych unrhyw amheuaeth, dylech gysylltu â'ch awdurdod lleol cyn ymgymryd ag unrhyw waith.

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