

Contributed content

legal & business matters

Our monthly legal and financial matters feature



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Do I need planning consent for my extension?

If you are considering extending your home, there are some matters that you should consider before getting that sledgehammer out!

You should start by checking your local council planning portal and reading the guidelines. If after reading you are unsure, there is the option to submit a pre-planning application via the local authority website or you can contact a local authority planning advisor.

You should be aware that there are certain types of minor changes you can make without needing to apply for planning permission, called permitted development rights. A pre-planning application will confirm whether the work requires planning permission, or whether it is deemed permitted development.

An architect will be able to point you in the right direction if you are not confident wading through the guidelines yourself or if you'd prefer not to discuss with a planning advisor.

Once you have obtained planning permission, or you are satisfied that the work would be considered

permitted development, you will need to obtain consent under Building Regulations. Building regulations are a series of rules and requirements relating to safety set down by law that a building must comply with. This process is a separate matter from planning and is compulsory when carrying out building works.

A matter that is often overlooked by homeowners wishing to extend is if the title of your property (the deed or document evidencing your ownership of the property) contains a covenant restricting or prohibiting an extension or alteration works. The worst-case scenario of overlooking such a covenant could result in having to stop work, or take the extension down. It can also create havoc when coming to sell the property, leading to delay, additional costs, or even the deal falling through.

Scott Bailey LLP's property law team are experts in dealing with these property title issues.

Get in touch with our specialist property law solicitors in Hampshire for more information on how we can help you. Just ask for one of our conveyancing lawyers in Lymington or Lyndhurst!

Visit scottbailey.co.uk or call 01590 676933



James Burford

Head of the Property Team. James's encyclopaedic knowledge of the New Forest property scene means there is always a high demand for his services.

Having a family member or friend diagnosed with dementia can be very difficult.

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The legal world can often seem like a maze. Our expert solicitors in Hampshire will personally guide you with intelligent, common sense solutions, whatever situation you may be facing.

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