

How to apply

- 1 Check whether the LDO applies to your property.
- 2 Refer to the AVDC Householder Extensions LDO Design Code to assess whether your proposed extension complies with the LDO design criteria.
- 3 Notify your neighbours about your proposal before submitting your application.
- 4 Ensure you have all the necessary supporting information we need to validate your application.
- 5 Complete the LDO application form.



Notify your neighbours before submitting your application

We recommend you read both the design code and our LDO Guidance Notes on our website before starting to complete your application.

For further information and the LDO application form, visit our website: www.aylesburyvaledc.gov.uk/home-ldo

What about national permitted development rights?

These apply to some extensions where you are applying for a small rear extension only. Permitted development is set by Government, so please check their planning portal, as changes can be made to this from time to time.

What about Building Regulations?

Regardless of whether your proposal complies with the LDO, you are likely to need building regulations approval.

Please go to our website www.aylesburyvaledc.gov.uk/buildingcontrol for more information about building regulations.



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www.aylesburyvaledc.gov.uk/home-ldo



Thinking of extending your home?

Worried it will take months to get plans approved?



Not any more!

Find out how to get your plans approved within two weeks*

*exemptions may apply

When thinking about extending your home, it pays to find out what you can and can't do first, before investing in drawing up any plans.

Depending on the type of property and the size or style of any proposed extension, may mean you don't need planning permission at all.

However, you will need to let us know what you are doing to ensure it is compliant with set criteria.

Knowing what restrictions exist may help you decide what size and style of extension you settle on.

The speedier way to get planning consent - AVDC's Householder Local Development Order (LDO)

We introduced the AVDC Householder Local Development Order (LDO), to speed up the planning process for householders planning smaller extensions to their home. It will grant planning consent automatically for works that comply with the order conditions and design code.

Under this new order, the homeowner can design their extension to ensure it meets the LDO conditions and design code. They also have to inform neighbours of their plans before applying to the council.

The advantages of the LDO are:

- Certainty of approval – if your proposal meets all the criteria and the LDO design code, approval is guaranteed.
- A faster decision - the LDO removes the need for us to formally consult others about your application. This reduces the time it takes for us to reach a decision to two weeks, (rather than six to eight weeks with planning permission).
- Allows for wraparound single storey extensions (ie side and rear) - this type of extension is excluded from the national permitted development rights (that set out what you can build without planning permission).



Find out if you can apply for an LDO

The householder extension LDO applies to most smaller household extensions. There are exemptions though, particularly around the style of house and where it is situated, such as terraced houses, listed buildings and those in conservation areas, so check this out first.

Is your property:

- Terraced or end of terrace house
- A flat or a house in multiple occupation
- A listed building
- In a conservation area
- Within the metropolitan green belt
- Within the Chiltern's Area of Outstanding Natural Beauty
- Converted from an agricultural building
- Subject to agricultural or equestrian occupancy conditions, or
- Subject to a S106 legal agreement restricting occupancy.

If any of these criteria apply, you will need to apply for planning permission, not an LDO.

Note: The LDO does not apply retrospectively to work that has already started or been completed. Once an application is submitted work must not start prior to receiving our written approval, for the development to be lawful under the LDO.

The LDO design code

The design code is at the heart of the LDO. It sets out the criteria for acceptable development, building in safeguards to protect residential amenities as well as the character of the property and area.

Check out the design code principles on our website, www.aylesburyvaledc.gov.uk/home-ldo

If your plans do not currently conform to the LDO design code, you may wish to consider amending them so they comply, thus removing the need to apply for full planning permission.



Single storey wraparound extension



Two storey rear extension