Permitted Development Report

DE7 5PQ
Little Hallam

Postcode	House type	Council	Checked
DE7 5PQ	Semi-detached house	Erewash Borough Council	9 November 2026

Your result

Rights apply, with local restrictions

6	0	4
Permitted	Check first	Need permission

Summary

Your house has permitted development rights, but local restrictions narrow them. You can build a single-storey rear extension up to 3 m deep without a planning application. These need planning permission here: two-storey rear extension, side extension, loft conversion / dormer and external cladding. Still permitted within the limits: porch and fence, wall or gate.

We checked the planning records at the centre of DE7 5PQ. A designation that covers only part of the postcode may or may not include your house — the details are under “What we found”.

What you can build

Limits for a semi-detached house on Article 2(3) land (a conservation area, National Park, National Landscape or World Heritage Site). Measurements are from the original house — as built, or as it stood on 1 July 1948.

You can build (6)

Permitted development within these limits — no planning application.

Single-storey rear extension

Tighter limits

Part 1, Class A

3 m

Permitted, with tighter limits here.

- Same 4 m / 3 m depths, but the larger home extension scheme is not available
- No cladding in stone, render, timber, plastic or tiles

Garden room / outbuilding

Tighter limits

Part 1, Class E

2.5 m high by boundaries

Permitted, with tighter limits here.

- Nothing between the side of the house and the boundary
- Otherwise the standard size limits apply

Porch

Permitted

Part 1, Class D

3 m²

- Up to 3 m² floor area, measured externally
- Max 3 m high
- At least 2 m from any boundary with a road

Roof solar panels

Tighter limits

Part 14, Class A

0.2 m projection

Permitted, with tighter limits here.

- Not on a wall or roof slope facing the road
- Same limits as anywhere else

Air source heat pump

Tighter limits

Part 14, Class G

1 unit

Permitted, with tighter limits here.

- Not on a wall or roof facing the road where it's nearer the road than the house

Fence, wall or gate

Permitted

Part 2, Class A

2 m, or 1 m by a road

- Max 2 m high
- Max 1 m high next to a road used by vehicles (or its footpath)

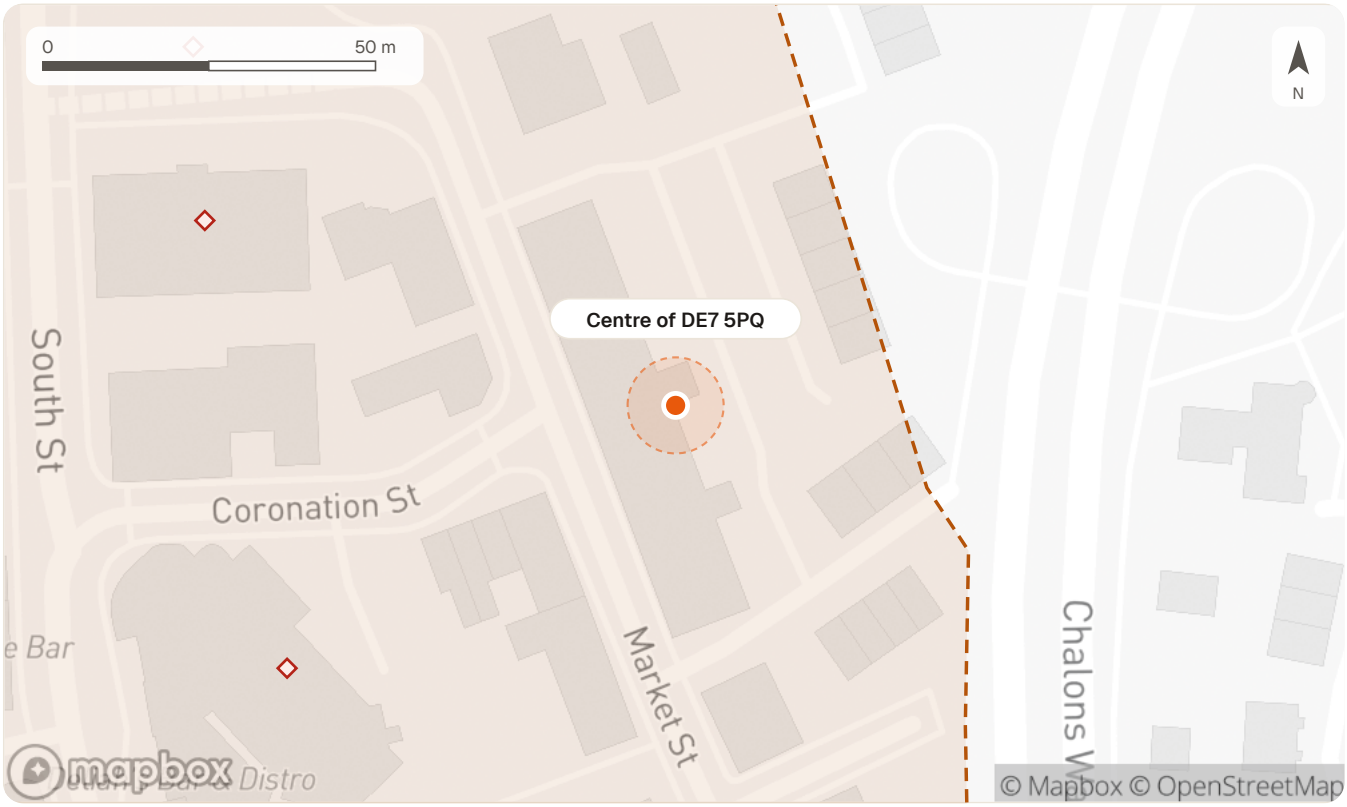
Needs planning permission (4)

Not permitted development here. Apply to the council.

Two-storey rear extension Part 1, Class A	Not permitted development in a conservation area, national park, AONB or World Heritage Site
Side extension Part 1, Class A	Not permitted development in a conservation area, national park, AONB or World Heritage Site
Loft conversion / dormer Part 1, Class B	Not permitted development in a conservation area, national park, AONB or World Heritage Site
External cladding Part 1, Class A	Not permitted development in a conservation area, national park, AONB or World Heritage Site

What we found

Each of these can remove or reduce permitted development. We checked every published dataset for Erewash Borough Council.



Centre of the postcode · Conservation area · Listed building

Outlines from planning.data.gov.uk, on a © Mapbox © OpenStreetMap basemap. The orange point is the centre of the postcode, which may not be your house.

Flat or maisonette	No — a house	Conservation area	Ilkeston Town Centre
Listed building	Not listed	National Landscape / Park	Not in one
Article 4 direction	None found	Protected trees (TPO)	None found
Planning conditions	Not published anywhere		

In detail

Conservation area: Ilkeston Town Centre

Covers the centre of this postcode

“Article 2(3) land”: side extensions, two-storey rear extensions, loft dormers and cladding need planning permission.

Next steps

1 **Check what the local restrictions cover**
Ask Erewash Borough Council which works the conservation area or Article 4 direction affects at your address — the projects above show which need an application.

2 **Apply where you need to**
Projects under “Needs planning permission” need a householder planning application. Pre-application advice can save a refused application.

3 **Want certainty? Apply for a Lawful Development Certificate**
The only formal confirmation that work is permitted development. Worth it before spending more than about £20k, or if a buyer might ask later. Apply via the Planning Portal to Erewash Borough Council.

4 **Building regulations still apply**
Permitted development covers planning only. Structure, drainage and fire safety need building control approval either way.

Who to contact

Erewash Borough Council

The local planning authority for this address.

https://www.erewash.gov.uk
planningportal.co.uk — apply for permission or a Lawful Development Certificate

Data and sources

What we checked and where it came from, as at 9 November 2026. A dataset a council hasn’t published means we couldn’t check it — not that nothing exists.

Conservation areas	Councils, via planning.data.gov.uk	National
Article 4 directions	Councils, via planning.data.gov.uk	Varies by council
Listed buildings	Historic England, via planning.data.gov.uk	National
National Parks and Landscapes	Natural England, via planning.data.gov.uk	National
World Heritage Sites	Historic England, via planning.data.gov.uk	National
Tree Preservation Orders	Councils, via planning.data.gov.uk	Varies by council
Flood zones	Environment Agency, via planning.data.gov.uk	Not checked
Planning authority	MHCLG boundaries and organisation register	National

Contains public sector information licensed under the Open Government Licence v3.0. Guidance only — not an official council check. Built from public planning data, which is incomplete and varies by council. Confirm with your council, or get a Lawful Development Certificate, before you start work.

Reference PDC-PREVIEW. The web version of this report stays at its private link — share it with your builder or architect.