

Working From Home Do I need Planning Permission?

These are the questions you may need to think about:



- **Do you own your home?**

If you own your home it will be your responsibility to find out if you need planning permission. Remember, if you have a mortgage you may also need to get permission from your mortgage lender. If you don't own your own home, you may need to get permission from your landlord.

- **Will your home no longer be used mainly as a private residence?**

This question will need careful consideration. If the primary use of the premises is no longer residential, for example, if the use is now a mixed use of residential and commercial, this will indicate that there may be what is referred to as "material change of use". There is no definition in law of this term so it very much depends on the facts in each case. However, if there is a material change of use, you may need planning permission.

- **Does the business have an impact on the area?**

The Governments Planning Practice Guide says that if there is an impact on the local area this may mean that there has been a material change of use. The impact will include whether the actual home working or business leads to notable increases in traffic, disturbance to neighbours, abnormal noise or smells or the need for any structural changes or renovation.

- **Will your business involve any activities, that are unusual in a residential area?**

Even if your neighbours do not have any problem with the business activity, the local planning authority may still take the view that it has lead to material change of use and planning permission is likely to be required.

- **Will your activities take place in the evening or at the weekends?**

Again, activity during the evening and weekends hours may be a further indication of material change of use.

For further advice please contact us on 020 7484 5190 or l.felton@fglp.co.uk

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