

smaller households the requirement by residents for garden area is less. Different local planning authorities have varying garden size standards for one and two-bedroom houses. 50m^2 is the most common, but applicants should consult the relevant District Council Planning Department.

These houses must be indicated as being either extendable or unextendable. In the case of an extendable house, the initial planning application must show the shape of an eventual extension, and the garden area must be calculated excluding the ground that would be occupied by the eventual extension. Unextendable houses will have the householder's right to extend under the General Permitted Development Order withdrawn. Permitted Development (PD) rights to extend will also be withdrawn where the garden is less than 50m^2 . In the case of unextendable houses some local planning authorities may allow communal garden provision. In such cases this will be to the standard for flats, i.e. 25m^2 per dwelling minimum, and a planning condition will be imposed that the garden is to remain communal in perpetuity.