

# Do I need planning permission for my Bothy?

In many cases you won't need planning permission to have a Bothy as they fall into permitted development, however if you live in or on designated land such as a Listed Building, a National Park, the Broads, an Area of Outstanding Natural Beauty or a World Heritage site you will need to apply for planning permission to install your Bothy.

The Bothy has a dual pitched roof and is below 2.5 metres at the eaves and 4 metres at the ridge, it needs to be positioned at least 2 metres from the boundary of your property to comply with permitted development.

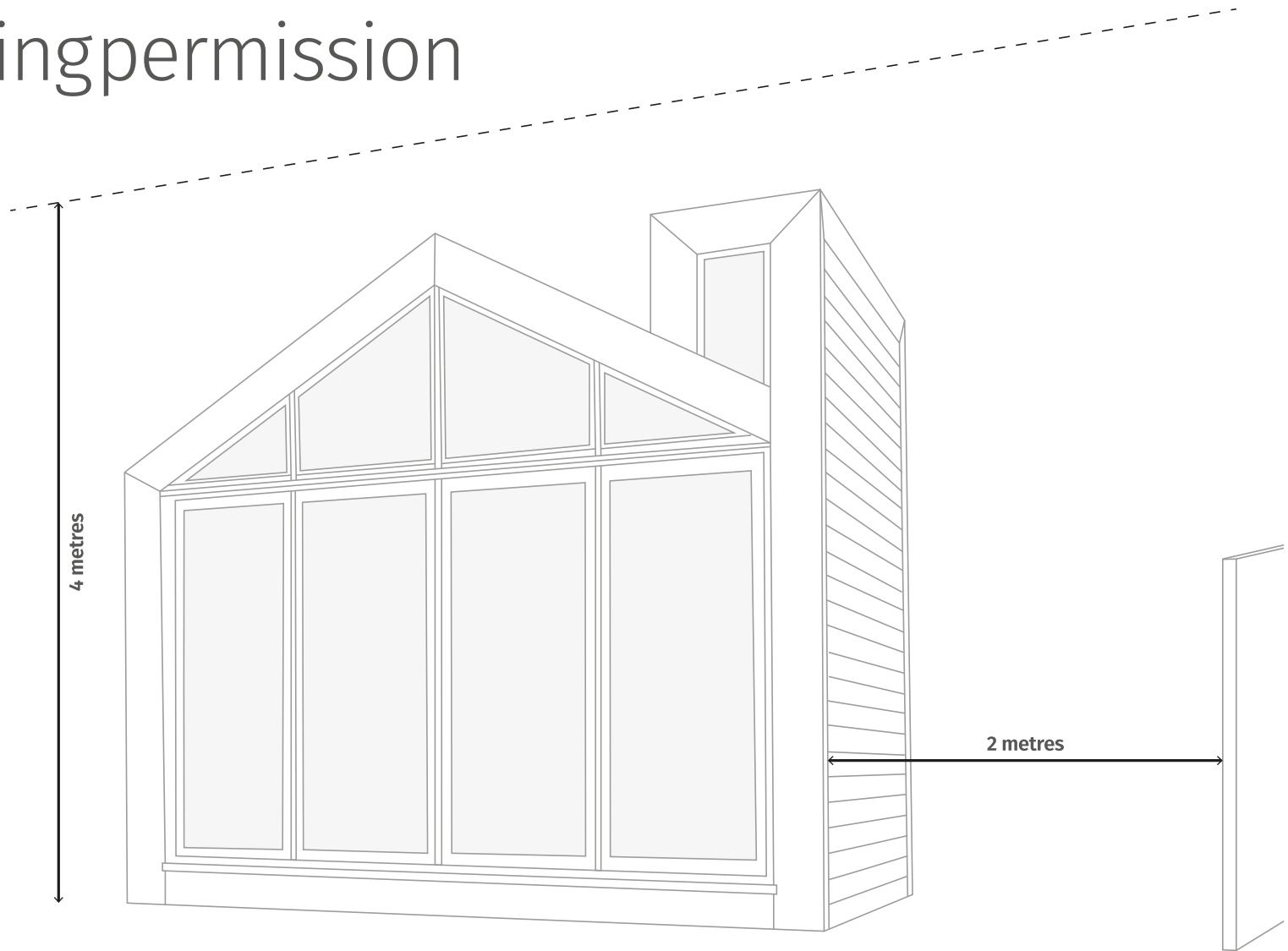
You will also need to note that you can't build or place a Bothy (or any outbuilding) in front of the principle elevation of your home meaning you can't put a Bothy in your front garden without planning permission.

Should you want a raised area such as a veranda, balcony or raised platform around your Bothy more than 300mm high then you would need to get planning permission too.

Also no more than half the area of land around the original house is to be covered with additions or other buildings so get planning permission if your Bothy and other existing extensions cover more than 50% of your garden.

Should you wish to use your Bothy for sleeping accommodation such as an extra bedroom, granny annex or camping pod then you will need to consult your local planning authority.

**To find out more about planning permission and building regulations contact your local planning authority or visit [www.planningportal.co.uk](http://www.planningportal.co.uk)**



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