
VITA MODULAR

Garden Room Planning Guide

Do you need planning permission for a garden room? A clear, plain-English guide to permitted development, when full planning applies, and how we handle it all for you.

Bespoke insulated garden rooms · Installed nationwide · From £19,950

The short answer

In most cases, **no planning permission is required** for a garden room. A garden room used in connection with your home — as an office, studio, gym or leisure space — normally falls under **permitted development**, provided it stays within set size and height limits. Most of our customers need no planning application at all.

Most garden offices, studios and gyms are built under permitted development with no planning application needed. We check your address and intended use — at no cost — as part of your free quote.

What is permitted development?

Permitted development rights let you add an outbuilding such as a garden office, studio or gym without submitting a planning application, as long as the design stays within nationally set limits. The vast majority of our garden rooms are designed to sit comfortably within these limits.

Typical permitted development limits

- Single storey, used for a purpose incidental to the enjoyment of your home
- Maximum eaves height of **2.5m**
- Maximum overall height of **4m** for a dual-pitched roof, or **3m** for any other roof
- Just **2.5m** maximum height if any part is within **2m** of a boundary
- No more than **half the garden** covered by outbuildings and extensions
- Not forward of the principal elevation (i.e. not in front of the house)
- No raised platforms, verandas or balconies

Good to know

These are the standard rules for most houses in England. Different limits and rules can apply in Scotland, Wales and Northern Ireland, and the figures above are a guide rather than a substitute for confirmation on your specific property. We confirm exactly what applies to your address as part of your quote.

When full planning permission is needed

Full planning permission is the exception rather than the rule for garden rooms. When it does apply, it is usually a straightforward application — and we prepare and submit everything on your behalf.

You are likely to need full planning permission if:

- The room **exceeds permitted development** size or height limits
- The room includes **sleeping accommodation** (it becomes an annexe, not a garden room)
- Your property sits within a **conservation area**, National Park or Area of Outstanding Natural Beauty
- An **Article 4 direction** applies to your street (these remove permitted development rights)
- Your home is **listed**, or is a flat or maisonette
- The room will be used **wholly for business** with customers or staff visiting

Permitted Development	Full Planning
No planning application required when within the limits	A planning application is prepared and submitted for you
The route for the majority of garden offices, studios and gyms	Needed for larger/taller designs, sleeping accommodation or restricted sites
Optional Lawful Development Certificate for documented peace of mind	Typical determination around 8 weeks

Lawful Development Certificates

Even when no application is required, many owners like the reassurance of a **Lawful Development Certificate (LDC)** — a formal confirmation from the council that your garden room is lawful under permitted development. It is especially useful when you come to sell, as it documents that the building was always permitted. We can apply for this on your behalf.

Building regulations & other considerations

Building regulations are separate from planning permission. Most garden rooms used as an office, studio or gym do **not** need building regulations approval, provided:

- The internal floor area is under **30m²**
- The building contains **no sleeping accommodation**
- It sits a sensible distance from any boundary (typically more than 1m), or is built from non-combustible materials if closer

Building regulations can apply to larger rooms, those very close to a boundary, or rooms containing plumbing such as a shower or WC. We confirm what applies and handle any approval needed.

Other things worth checking

- **Council tax / business rates:** personal use (office, gym, studio) does not normally attract additional charges; wholly business use with visitors can attract business rates
- **Covenants & deeds:** some properties carry restrictive covenants — worth a quick check
- **Drains & services:** building over a public sewer may need approval from the water authority

How Vita Modular handles planning for you

We check your address and intended use during your free consultation, confirm whether you fall under permitted development, and manage any drawings, planning submission or Lawful Development Certificate on your behalf — wherever you are in the UK. You never have to navigate the council process alone.

Get a free, no-obligation fixed price

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This guide is general information, not formal planning advice, and is correct to the best of our knowledge at the time of writing. Planning rules vary by location and property and change over time; always confirm with your local planning authority or through Vita Modular before proceeding. © 2026 Vita Modular Ltd.