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DO I NEED PLANNING PERMISSION FOR BUILDING A GARAGE OR CAR PORT?

Your Home and Planning Permission.
A Planning Service guide for householders in Northern Ireland.

Planning permission is not required for a detached garage or car port provided that:

1. The garage is used for domestic purposes only.
2. The ground area covered by the garage/car port and any other buildings within the boundary of the property, excluding the original house, is not more than half the total area of the property.
3. No part of the garage is in front of the principal or side elevation of the original house that faces onto a road.
4. The maximum height of the garage/car port is 4 metres.
5. The maximum eaves height of the garage/car port is 2.5 metres if it is within 2 metres of the property boundary.
6. No part of the garage is within 3.5 metres of the boundary with a road to the rear of the house.
7. If you live in a house within a World Heritage Site, area of outstanding natural beauty or National Park the maximum total area of ground covered by buildings situated more than 20 metres from any wall of the house does not exceed 10 square metres.
8. If you live in a house within a conservation area, World Heritage Site, area of outstanding natural beauty or National Park the garage is not situated between the principal or side elevation of the house and its boundary. Note: A garage which is attached to the house will be treated as an extension for which the rules in Section 1 will apply. Planning permission is not required providing you comply with the rules for building an extension. Measurements are always calculated using external measurements.

