

PLANNING DIVISION INFORMATION SHEET 3.9 WORKING FROM HOME

You do not necessarily need planning permission to work from home. The key test is whether the overall character of the dwelling will change as a result of the business. If the answer to any of the following questions is 'yes', then planning permission will probably be required:

- Will your home no longer be used mainly as a private residence?
- Will your business result in a marked rise in traffic or people calling?
- Will your business involve any activities unusual in a residential area?
- Will your business disturb your neighbours at unreasonable hours or create other forms of nuisance such as noise or smells?

Whatever business you carry out from your home, whether it involves using part of it as a bed-sit or for 'bed and breakfast' accommodation, using a room as your personal office, providing a childminding service, using rooms for hairdressing, dressmaking or music teaching, or using buildings in the garden for repairing cars or storing goods connected with a business the key test remains - **Is it still mainly used as a home or has it become business premises?**

If you are in doubt you may apply to the council for a Certificate of Lawful Use for the proposed activity, to confirm it is not a change of use and still the lawful use.

Structural alterations to your property to accommodate a new use may need Building Regulation Approval. If such works are necessary it is advisable to contact the Council's Building Control team for further advice prior to commencing.

For further information contact: planning@bromley.gov.uk or telephone 020 8313 4956, however please note that there is a charge for all pre-application advice – more information is available on our website.

