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FREE PLANNING PERMISSION GUIDE FOR GARDEN OFFICES

DO I NEED PLANNING PERMISSION FOR A GARDEN OFFICE IN MILTON KEYNES?

By Home Crafted Spaces

Serving Milton Keynes with Premium, Bespoke Garden Offices

Introduction

Building a garden office in Milton Keynes is an excellent way to create a dedicated, year-round workspace. However, many homeowners worry about navigating planning permission regulations. At Home Crafted Spaces, we simplify the process for you. This guide explains the key rules for garden offices in Milton Keynes, helping you understand whether planning permission is needed and how we can assist. With over 5 years of experience, we ensure your project complies with local regulations, so you can focus on enjoying your new workspace.

1. Do I Need Planning Permission for a Garden Office in Milton Keynes?

Most garden offices in Milton Keynes qualify as **permitted development**, meaning they don't require planning permission, provided they meet specific criteria set by the UK government and Milton Keynes Council. Below are the key requirements:

- **Height:** The office must be under 2.5 meters tall (or 4 meters for a dual-pitched roof, with eaves under 2.5 meters).
- **Garden Coverage:** It must cover less than 50% of the total garden area (including other outbuildings).
- **Location:** It should be in the garden, not in front of the house and at least 2 meters from any boundary if over 2.5 meters tall.
- **Use:** The office must not be used as a separate dwelling (e.g., a granny annex or rental accommodation).
- If your garden office meets these rules, you likely won't need planning permission. However, exceptions apply, which we cover next.

2. When Might I Need Planning Permission?

Certain situations require planning permission from Milton Keynes Council:

- **Listed Buildings:** If your home is a listed building (e.g., in areas like Stony Stratford), any garden office requires permission.
- **Conservation Areas:** In Milton Keynes conservation areas (e.g., parts of Bletchley or Newport Pagnell), additional restrictions may apply, such as design or material approvals.
- **Large or Unusual Designs:** Offices exceeding permitted development limits (e.g., over 2.5 meters tall or covering more than 50% of the garden) need approval.
- **Commercial Use:** If the office is used for a business with frequent visitors (e.g., a hairstylist studio), permission may be required.
- Unsure about your property? Home Crafted Spaces offers a free consultation to assess your needs and guide you through Milton Keynes Councils requirements.

3. How Home Crafted Spaces Helps

At Home Crafted Spaces, we make the planning process stress-free:

- **Free Site Survey:** We visit your Milton Keynes property to ensure your garden office meets permitted development rules.
- **Expert Guidance:** Our dedicated team advises on local regulations and handles any necessary applications.
- **Bespoke Designs:** We tailor your office to comply with rules while meeting your needs, whether it's a compact workspace or a spacious studio.
- **Fast Approvals:** If permission is needed, we prepare and submit applications to Milton Keynes Council, aiming for quick approvals.
- Our goal is to deliver a premium garden office with minimal hassle, built in 2-4 weeks from approval.

4. Tips for a Smooth Planning Process

Check Your Property Status: Confirm if your home is in a conservation area.

Consult Neighbors: While not required, informing neighbors in Milton Keynes (e.g., in tight-knit areas like Wolverton) can prevent objections.

Choose Compliant Designs: Opt for a garden office under 2.5 meters tall to avoid permission in most cases.

Work with Experts: Partner with Home Crafted Spaces to ensure compliance and avoid costly delays.

GARDEN OFFICE AND STUDIOS SERVICE

OUR SERVICES INCLUDE:

- ☑ All year round Garden Office
- ☑ Verandas and Summer bar
- ☑ Decking and Fencing

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Get Started with Your Garden Office

Ready to build your dream garden office in Milton Keynes? Home Crafted Spaces is here to help. Our bespoke offices start at £15,000, including premium insulation, double-glazed windows, underfloor heating with smart thermostat and full electrics.

We offer:

- Free consultations to discuss your vision.
- Fast builds in 2-4 weeks with minimal disruption.
- A 5-year craftsmanship warranty for peace of mind.

Contact us today for a free quote and start your project with confidence.

Call: +44 7478717110

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Website: <https://www.homecraftedspace.co.uk/garden-offices-milton-keynes>

Home Crafted Spaces Your Milton Keynes Garden Office Experts

