
STATUTORY INSTRUMENTS

2020 No. 1243

The Town and Country Planning (General Permitted Development) (England) (Amendment) Regulations 2020

PART 2

**Amendments to the Town and Country Planning
(General Permitted Development) (England) Order 2015**

Amendment in relation to space standard

3. In article 3, after paragraph (9) insert—

“(9A) Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

- (a) where the gross internal floor area is less than 37 square metres in size; or
- (b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015⁽¹⁾.

(9B) The reference in paragraph (9A) to the nationally described space standard is to that standard read together with the notes dated 19th May 2016 which apply to it.”

(1) “Technical housing standards – nationally described space standard” – <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard> a copy of which can be inspected at the Planning Directorate, the Ministry of Housing, Communities and Local Government, 2 Marsham Street, London SW1P 4DF. A copy in different formats (including braille) and in languages other than English is available on request.