

## SCHEDULE 2

### PART 1

#### DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

##### Class A

##### Permitted development

##### A. The enlargement, improvement or other alteration of a dwellinghouse.

##### Development not permitted

##### A.1 Development is not permitted by Class A if—

- (a) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse—
  - (i) in the case of a terrace house or in the case of a dwellinghouse on article 1(5) land, by more than 50 cubic metres or 10%, whichever is the greater;
  - (ii) in any other case, by more than 70 cubic metres or 15%, whichever is the greater;
  - (iii) in any case, by more than 115 cubic metres;
- (b) the height of the resulting building would exceed the height of the highest part of the roof of the original dwellinghouse;
- (c) any part of the resulting building would be nearer to any highway which bounds its curtilage than—
  - (i) the part of the original dwellinghouse nearest to that highway; or
  - (ii) 20 metres,whichever is nearest to the highway;
- (d) any part of the resulting building which is within 2 metres of the boundary of the curtilage of the dwellinghouse would exceed 4 metres in height;
- (e) the total area of ground covered by buildings within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (f) it would consist of or include the installation, alteration or replacement of a satellite antenna;
- (g) it would consist of or include the erection of a building within the curtilage of a listed building; or
- (h) it would consist of or include an alteration to any part of the roof.

**A.2** In the case of a dwellinghouse on any article 1(5) land, development is not permitted by Class A if it would consist of or include the cladding of any part of the exterior with stone, artificial stone, timber, plastic or tiles.

##### Interpretation of Class A

##### A.3 For the purposes of Class A—

*Status: This is the original version (as it was originally made). This item of legislation is currently only available in its original format.*

- (a) the erection within the curtilage of a dwellinghouse of any building with a cubic content greater than 10 cubic metres shall be treated as the enlargement of the dwellinghouse for all purposes including calculating cubic content where—
  - (i) the dwellinghouse is on article 1(5) land, or
  - (ii) in any other case, any part of that building is within 5 metres of any part of the dwellinghouse;
- (b) where any part of the dwellinghouse would be within 5 metres of an existing building within the same curtilage, that building shall be treated as forming part of the resulting building for the purpose of calculating the cubic content.

### **Class B**

#### **Permitted development**

#### **B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.**

#### **Development not permitted**

##### **B.1** Development is not permitted by Class B if—

- (a) any part of the dwellinghouse would as a result of the works, exceed the height of the highest part of the existing roof;
- (b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which fronts any highway;
- (c) it would increase the cubic content of the dwellinghouse by more than 40 cubic metres, in the case of a terrace house, or 50 cubic metres in any other case;
- (d) the cubic content of the resulting building would exceed the cubic content of the original dwellinghouse—
  - (i) in the case of a terrace house by more than 50 cubic metres or 10%, whichever is the greater,
  - (ii) in any other case, by more than 70 metres or 15%, whichever is the greater, or
  - (iii) in any case, by more than 115 cubic metres; or
- (e) the dwellinghouse is on article 1(5) land.

### **Class C**

#### **Permitted development**

#### **C. Any other alteration to the roof of a dwellinghouse.**

#### **Development not permitted**

**C.1** Development is not permitted by Class C if it would result in a material alteration to the shape of the dwellinghouse.

### **Class D**

#### **Permitted development**

#### **D. The erection or construction of a porch outside any external door of a dwellinghouse.**

### **Development not permitted**

**D.1** Development is not permitted by Class D if—

- (a) the ground area (measured externally) of the structure would exceed 3 square metres;
- (b) any part of the structure would be more than 3 metres above ground level; or
- (c) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

### **Class E**

#### **Permitted development**

**E.** The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.

### **Development not permitted**

**E.1** Development is not permitted by Class E if—

- (a) it relates to a dwelling or a satellite antenna;
- (b) any part of the building or enclosure to be constructed or provided would be nearer to any highway which bounds the curtilage than—
  - (i) the part of the original dwellinghouse nearest to that highway, or
  - (ii) 20 metres,whichever is nearer to the highway;
- (c) where the building to be constructed or provided would have a cubic content greater than 10 cubic metres, any part of it would be within 5 metres of any part of the dwellinghouse;
- (d) the height of that building or enclosure would exceed—
  - (i) 4 metres, in the case of a building with a ridged roof; or
  - (ii) 3 metres, in any other case;
- (e) the total area of ground covered by buildings or enclosures within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse); or
- (f) in the case of any article 1(5) land or land within the curtilage of a listed building, it would consist of the provision, alteration or improvement of a building with a cubic content greater than 10 cubic metres.

#### **Interpretation of Class E**

**E.2** For the purposes of Class E “purpose incidental to the enjoyment of the dwellinghouse” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

### **Class F**

#### **Permitted development**

**F.** The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse.

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## **Class G**

### **Permitted development**

**G. The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating.**

### **Development not permitted**

**G.1** Development is not permitted by Class G if—

- (a) the capacity of the container would exceed 3500 litres;
- (b) any part of the container would be more than 3 metres above ground level; or
- (c) any part of the container would be nearer to any highway which bounds the curtilage than—
  - (i) the part of the original building nearest to that highway, or
  - (ii) 20 metres,whichever is nearer to the highway.

## **Class H**

### **Permitted development**

**H. The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.**

### **Development not permitted**

**H.1** Development is not permitted by Class H if—

- (a) the size of the antenna (excluding any projecting feed element) when measured in any dimension would exceed 90 centimetres;
- (b) there is any other satellite antenna on the dwellinghouse or within its curtilage;
- (c) the highest part of the antenna to be installed on a dwellinghouse would be higher than the highest part of the roof on which it would be installed.

### **Interpretation of Part I**

**I. For the purposes of Part 1—**

“resulting building” means the dwellinghouse as enlarged, improved or altered, taking into account any enlargement, improvement or alteration to the original dwellinghouse, whether permitted by this Part or not.