

SCHEDULE 2

Permitted development rights

PART 7

Non-domestic extensions, alterations etc

Class A – extensions etc of shops or financial or professional premises

Permitted development

A. *The extension or alteration of a shop or financial or professional services establishment.*

Development not permitted

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

- (a) the gross floor space of the original building would be exceeded by more than—
 - (i) in respect of an original building or a development on—
 - (aa) article 2(3) land, or
 - (bb) a site of special scientific interest, 25% or 50 square metres (whichever is the lesser);
 - (ii) in any other case, 50% or 100 square metres (whichever is the lesser);
- (b) the height of the building as extended would exceed 4 metres;
- (c) any part of the development (other than an alteration)—
 - (i) is on land which—
 - (aa) adjoins other premises which are used for a purpose falling within any of the classes in Part C (residential premises or institutions) of the Schedule to the Use Classes Order,
 - (bb) is article 2(3) land, or
 - (cc) is a site of special scientific interest, and
 - (ii) is within 2 metres of any boundary of the curtilage of the premises;
- (d) the development would be within the curtilage of a listed building;
- (e) any alteration would be on article 2(3) land;
- (f) the development would consist of or include the construction or provision of a verandah, balcony or raised platform;
- (g) any part of the development would extend beyond an existing shop front;
- (h) the development would involve the insertion or creation of a new shop front or the alteration or replacement of an existing shop front; or
- (i) the development would involve the installation or replacement of a security grill or shutter on a shop front.

Conditions

A.2. Development is permitted by Class A subject to the following conditions—

- (a) any alteration is at ground floor level only;
- (b) any extension is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the building being extended; and
- (c) any extension or alteration is only to be used as part of, or for a purpose incidental to, the use of the shop or financial or professional services establishment.

Interpretation of Class A

A.3. For the purposes of Class A—

“raised platform” means a platform with a height greater than 0.3 metres; and

“shop or financial or professional services establishment” means a building, or part of a building, used for any purpose within Classes A1 or A2 of the Schedule to the Use Classes Order and includes buildings with other uses in other parts as long as the other uses are not within the parts being altered or extended,

and where 2 or more original buildings are within the same curtilage and are used for the same undertaking, they are to be treated as a single original building in making any measurement.