

## SCHEDULE 2

### Permitted development rights

## PART 7

### Non-domestic extensions, alterations etc

*Class M – extensions etc for schools, colleges, universities and hospitals*

#### **Permitted development**

**M. *The erection, extension or alteration of a school, college, university or hospital building.***

#### **Development not permitted**

**M.1** Development is not permitted by Class M—

- (a) if the cumulative gross floor space of any buildings erected, extended or altered would exceed—
  - (i) 25% of the gross floor space of the original school, college, university or hospital buildings; or
  - (ii) 100 square metres,whichever is the lesser;
- (b) if any part of the development would be within 5 metres of a boundary of the curtilage of the premises;
- (c) if, as a result of the development, any land used as a playing field at any time in the 5 years before the development commenced and remaining in this use could no longer be so used;
- (d) if the height of any new building erected would exceed 5 metres;
- (e) if the height of the building as extended or altered would exceed—
  - (i) if within 10 metres of a boundary of the curtilage of the premises, 5 metres; or
  - (ii) in all other cases, the height of the building being extended or altered;
- (f) if the development would be within the curtilage of a listed building; or
- (g) unless—
  - (i) in the case of school, college or university buildings, the predominant use of the existing buildings on the premises is for the provision of education;
  - (ii) in the case of hospital buildings, the predominant use of the existing buildings on the premises is for the provision of any medical or health services.

#### **Conditions**

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

- (a) the development is within the curtilage of an existing school, college, university or hospital;
- (b) the development is only used as part of, or for a purpose incidental to, the use of that school, college, university or hospital;

**Status:** This is the original version (as it was originally made).

- (c) any new building erected is, in the case of article 2(3) land, constructed using materials which have a similar external appearance to those used for the original school, college, university or hospital buildings; and
- (d) any extension or alteration 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 or altered.

### **Interpretation of Class M**

**M.3** For the purposes of Class M—

“original school, college, university or hospital building” means any original building which is a school, college, university or hospital building, as the case may be, other than any building erected at any time under Class M; and

“school” does not include a building which changed use by virtue of Class S of Part 3 of this Schedule (changes of use),

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