

## SCHEDULE 2

### Permitted development rights

## PART 1

### Development within the curtilage of a dwellinghouse

*Class A – enlargement, improvement or other alteration of a dwellinghouse*

#### Development not permitted

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

- (a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class [<sup>F1</sup>G,] M, [<sup>F2</sup>MA,] N, P [<sup>F3</sup>, PA] or Q of Part 3 of this Schedule (changes of use);
- (b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- (e) the enlarged part of the dwellinghouse would extend beyond a wall which—
  - (i) forms the principal elevation of the original dwellinghouse; or
  - (ii) fronts a highway and forms a side elevation of the original dwellinghouse;
- (f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
  - (ii) exceed 4 metres in height;
- (g) <sup>F4</sup>...for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
  - (ii) exceed 4 metres in height;
- (h) the enlarged part of the dwellinghouse would have more than a single storey and—
  - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
  - <sup>F5</sup>(ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that dwellinghouse;]
- (i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

*Changes to legislation:* There are currently no known outstanding effects for the *The Town and Country Planning (General Permitted Development) (England) Order 2015, Paragraph A.* (See end of Document for details)

- (j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
- (i) exceed 4 metres in height,
  - (ii) have more than a single storey, or
  - (iii) have a width greater than half the width of the original dwellinghouse; <sup>F6</sup>...
- [<sup>F7</sup>(ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);]
- (k) it would consist of or include—
- (i) the construction or provision of a verandah, balcony or raised platform,
  - (ii) the installation, alteration or replacement of a microwave antenna,
  - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
  - (iv) an alteration to any part of the roof of the dwellinghouse [<sup>F8</sup>; or]
- [<sup>F9</sup>(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).]

#### Textual Amendments

- F1** Word in Sch. 2 Pt. 1 Class A para. A1(a) inserted (1.8.2021) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) \(No. 2\) Order 2021 \(S.I. 2021/814\)](#), arts. 1(1), **3(2)(a)** (with Sch.)
- F2** Word in Sch. 2 Pt. 1 Class A para. A.1(a) inserted (21.4.2021) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) Order 2021 \(S.I. 2021/428\)](#), arts. 1(1), **4(a)** (with art. 15(3))
- F3** Word in Sch. 2 Pt. 1 Class A para. A.1(a) inserted (6.4.2016) by [The Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) Order 2016 \(S.I. 2016/332\)](#), arts. 1, **9**
- F4** Words in Sch. 2 Pt. 1 Class A para. A.1(g) omitted (25.5.2019) by virtue of [The Town and Country Planning \(Permitted Development, Advertisement and Compensation Amendments\) \(England\) Regulations 2019 \(S.I. 2019/907\)](#), regs. 1(2), **4(a)**
- F5** Sch. 2 Pt. 1 Class A para. A.1(h)(ii) substituted (6.4.2016) by [The Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) Order 2016 \(S.I. 2016/332\)](#), arts. 1, **4**
- F6** Word in Sch. 2 Pt. 1 Class A para. A.1(j)(iii) omitted (1.8.2020) by virtue of [The Town and Country Planning \(Permitted Development and Miscellaneous Amendments\) \(England\) \(Coronavirus\) Regulations 2020 \(S.I. 2020/632\)](#), regs. 1(2), **5(a)(i)**
- F7** Sch. 2 Pt. 1 Class A para. A.1(ja) inserted (6.4.2017) by [The Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) Order 2017 \(S.I. 2017/391\)](#), arts. 1, **3(a)** (with art. 8)
- F8** Word in Sch. 2 Pt. 1 Class A para. A.1(k) substituted (1.8.2020) by [The Town and Country Planning \(Permitted Development and Miscellaneous Amendments\) \(England\) \(Coronavirus\) Regulations 2020 \(S.I. 2020/632\)](#), regs. 1(2), **5(a)(ii)**
- F9** Sch. 2 Pt. 1 Class A para. A.1(l) inserted (1.8.2020) by [The Town and Country Planning \(Permitted Development and Miscellaneous Amendments\) \(England\) \(Coronavirus\) Regulations 2020 \(S.I. 2020/632\)](#), regs. 1(2), **5(a)(iii)**

**Changes to legislation:**

There are currently no known outstanding effects for the The Town and Country Planning (General Permitted Development) (England) Order 2015, Paragraph A.