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STATUTORY INSTRUMENTS

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**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<sup>(1)</sup>.

(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.”.

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(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.