

2008 No. 2362

TOWN AND COUNTRY PLANNING, ENGLAND

The Town and Country Planning (General Permitted Development) (Amendment)
(No. 2) (England) Order 2008

Came into force 1st October 2008

Part 1 – Classes A and D

The Enlargement, improvement or other alteration of a dwelling house and construction of porches. (Does not include a roof alteration, veranda, balcony or raised platform higher than 300mm, a microwave antenna or chimney, flue or soil and vent pipe and, in a Conservation Area or AONB, the cladding of any part of the exterior of the dwelling house)



Part 1, Classes A and D

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Permitted development provided that :-

- Not more than 50% of ground area (excluding original house) would be covered by buildings.
- Height of extension would not be higher than highest part of existing roof.
- The eaves of the extension would be no higher than those of the part of the dwellinghouse to be enlarged. (For the avoidance of doubt, the gutter line on a flat roof is taken to be the eaves).
- No extension would be forward of the principal or side elevation which fronts a highway.

Conditions:-

- 1.External facing materials shall be of similar appearance to those of existing house (does not apply to conservatories).
- 2.Any upper floor window in a side wall or roof slope shall be obscure glazed and non-opening below a height of 1.7metres above floor level.
- 3.Roof pitch shall be same as that of original house on extensions more than one storey in height.

Note:

Eaves height no more than 3 metres if side or rear extension within 2 metres of boundary.

Side Extension:-

No more than 4 metres in height or more than one storey or be wider than half width of original house.
Not P.D. in Conservation Area or AONB

More than One Storey Rear Extension:

projects no more than 3 metres beyond rear wall of original house or within 7 metres of rear boundary. (see also note re eaves height)
Not PD in Conservation Area or AONB

Single Storey Rear Extension:

no more than 4 metres in height and projects no more than 4 metres beyond original rear wall of a detached house or 3 metres in any other case. (see also note re eaves height)

Original dwellinghouse

(The dwellinghouse existing on 1st July 1948 or as built after that date)

Porch (Class D)

Ground area would not exceed 3 square metres;
It would not be more than 3 metres high;
No part would be within 2 metres of highway boundary.

ROAD / HIGHWAY

(This includes a public footpath for the purposes of these Classes)

Note : This should not be taken as a definitive interpretation of the relevant provisions of the Town and Country Planning legislation but used only as general guidance.