

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 B and C
Addition or Alteration of roof of dwelling house.



Part 1, Classes B and C

Addition or Alteration of roof of dwellinghouse

Class B: The enlargement of a house consisting of an alteration to its roof.

Permitted development provided that:-

- No works would exceed height of highest part of existing roof.
- No works would extend beyond the plane of any existing roof slope which forms the principal elevation and fronts a highway.
- It does not include the construction of a veranda, balcony or a raised platform higher than 300mm or consist of a chimney, flue, soil & vent pipe or solar panels etc.
- The cubic content would not exceed the volume of the original roofspace by more than 40 cubic metres in the case of a terrace house or 50 cubic metres in any other case.
- The dwellinghouse is not within a Conservation Area or an AONB.

Conditions:-

1. External facing materials shall be of similar appearance to those of existing house.
2. Other than with a hip-to-gable roof enlargement, the edge closest to the eaves of the original roof shall, as far as practicable, be not less than 20 centimetres from the eaves.
3. Any window inserted in a wall or roof slope forming a side elevation of the dwellinghouse shall be obscure glazed and be non-opening below 1.7 metres above floor level.

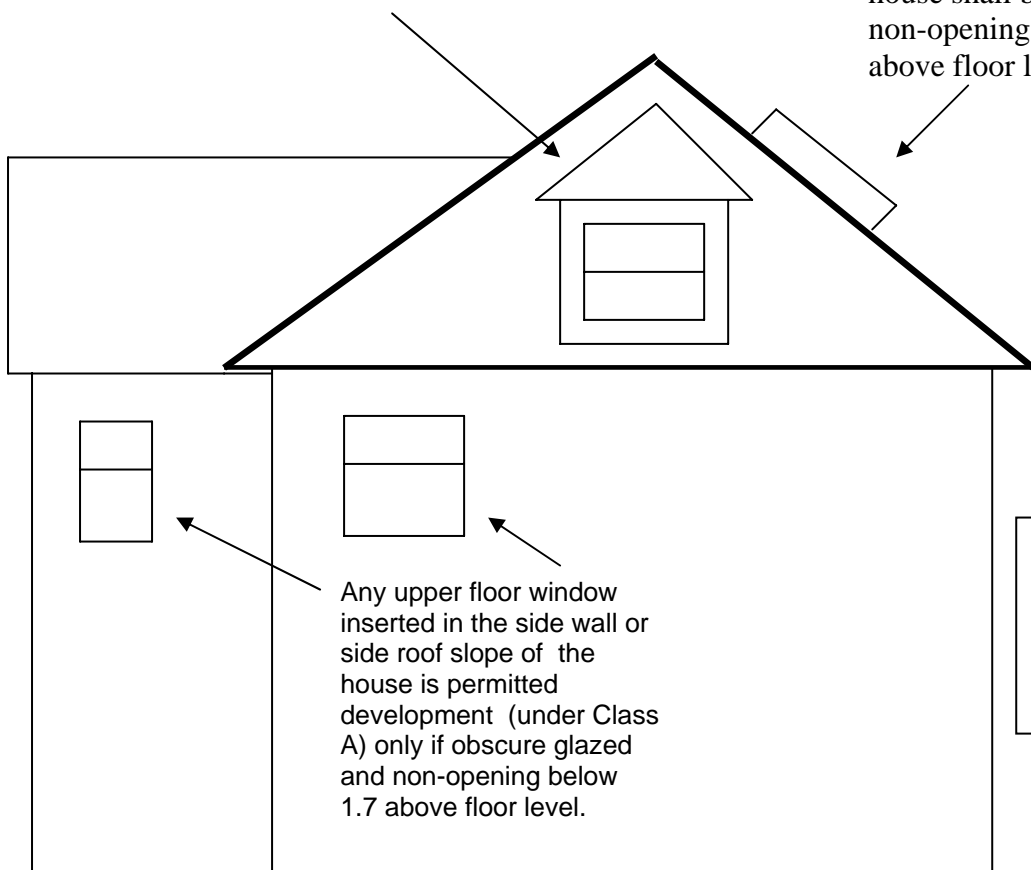
Class C: Any other alteration to the roof of a house

Permitted development provided that:-

- The alteration would not protrude more than 150mm beyond the plane of the original roof slope.
- It would not be higher than the highest part of the original roof.
- It would not consist of or include the provision of a chimney, flue, soil and vent pipe or solar panels etc.

Conditions:-

1. Any window inserted in a wall or roof slope forming a side elevation of the house shall be obscure glazed and be non-opening below 1.7 metres above floor level.



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.