

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 1<sup>st</sup> 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 1<sup>st</sup> 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.**