

Extract from The Town and Country Planning (General Permitted Development) (England) Order 2015 SCHEDULE 2 Permitted development rights PART 1 Development within the curtilage of a dwellinghouse Class A – enlargement, improvement or other alteration of a dwellinghouse	Commentary From the Scheme
Permitted Development	
A. The enlargement, improvement or other alteration of a dwellinghouse.	Scheme complies with the below to be deemed Permitted Development
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 [F1G.] M, [F2MA.] N, P [F3, PA] or Q of Part 3 of this Schedule (changes of use);	Scheme was built as new build - Circa 1976-1982
(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);	Footprint of extensions accounts for 16.67% of curtilage as shown on WC9-CTD-XX-XX-DR-A-0505
(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;	Single Storey, does not exceed height of existing roof
(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;	Single Storey, does not exceed eaves height of existing roof
(e) the enlarged part of the dwellinghouse would extend beyond a wall which—	
(i) forms the principal elevation of the original dwellinghouse; or	Rear extension, does not extend beyond principal elevation
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;	Rear extension, does not extend beyond side of property
(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—	Is single storey
(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	Detached dwellinghouse, extends 3042mm (below 4m)
(ii) exceed 4 metres in height;	Highest point of extension is 3300mm in height (below 4m) as shown on WC9-CTD-XX-XX-DR-A-0504
(g) ...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—	Single Storey Extension
(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	Does not extend beyond 8m (extends 3042mm)
(ii) exceed 4 metres in height;	Highest point of extension is 3300mm in height (below 4m) as shown on WC9-CTD-XX-XX-DR-A-0504
(h) the enlarged part of the dwellinghouse would have more than a single storey and—	NA - Single Storey Extension
(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or	NA - Single Storey Extension
(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;	8m to nearest boundary opposite rear wall as shown on WC9-CTD-XX-XX-DR-A-0505
(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;	Within 2m, but eaves at 2.4m
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—	Does not extend beyond the side elevation of the original dwellinghouse
(i) exceed 4 metres in height,	NA - Does not extend beyond the side elevation of the original dwellinghouse
(ii) have more than a single storey, or	NA - Does not extend beyond the side elevation of the original dwellinghouse
(iii) have a width greater than half the width of the original dwellinghouse;	NA - Does not extend beyond the side elevation of the original dwellinghouse
(j) 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);	Does not exceed limits 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,	No verandah, balcony or raised platform
(ii) the installation, alteration or replacement of a microwave antenna,	No microwave antenna installation or alteration.
(iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or	No chimney, flue or SVP installation or alteration.
(iv) an alteration to any part of the roof of the dwellinghouse	No proposed amendments to existing roof of the original dwellinghouse
(l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).	
A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—	Not on Article 2(3) Land as is not any of the following an area designated as a conservation area under section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (designation of conservation areas) an area of outstanding natural beauty (AONB) – now renamed as National Landscapes, but the GPDO still refers to it as AONB for the purposes of permitted development. an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981 (enhancement and protection of the natural beauty and amenity of the countryside) the Broads a National Park a World Heritage Site
(a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;	Not on Article 2(3) Land
(b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or	Not on Article 2(3) Land
(c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse;	Not on Article 2(3) Land
(d) 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 (b) and (c).	Not on Article 2(3) Land
Conditions	
A.3 Development is permitted by Class A subject to the following conditions—	
(a) the materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;	Generally extension to be construction in a red brick in similar colour, tone and texture as the original building. Then windows and doors be brought closer in line with original permission, with fascias, soffits and rainwater goods to be similar to original permission and neighbouring properties. Front - Red brick and white leaded uPVC windows to replace the Rosewood windows installed in 2006. Brown uPVC rainwater goods replaced with a more in keeping White fascias and Black Dry verges & rainwater goods. New front door, and resprayed garage door. Rear - Leaded doors and windows to extension in black. Brown uPVC rainwater goods replaced with a more in keeping White fascias and Black Dry verges & rainwater goods. Roof tiles to be similar in appearance to main roof and demolished extension. Side - Red brick on extension to match existing. Brown uPVC rainwater goods replaced with a more in keeping White fascias and Black Dry verges & rainwater goods, rosewood uPVC side window (not obscured) to be replaced with obscured White uPVC. Window choice of uPVC are of similar appearance. The aluminium windows and doors to the rear are also of similar appearance to the original front windows/doors, being leaded/barred.
(b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse must be—	
(i) obscure-glazed, and	Side window to landing be obscured as noted in West Elevation on WC9-CTD-XX-XX-DR-A-0504
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and	Opening above 1.7m as shown on WC9-CTD-XX-XX-DR-A-0504
(c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.	NA - Single Storey Extension

A.4 —(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).	NA - Does not exceed A.1 (f)
(2) Before beginning the development the developer must provide the following information to the local planning authority—	NA - Does not exceed A.1 (f)
(a)a written description of the proposed development including—	NA - Does not exceed A.1 (f)
(i)how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;	NA - Does not exceed A.1 (f)
(ii)the maximum height of the enlarged part of the dwellinghouse; and	NA - Does not exceed A.1 (f)
(iii)the height of the eaves of the enlarged part of the dwellinghouse;	NA - Does not exceed A.1 (f)
(iv)where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);	NA - Does not exceed A.1 (f)
(b)a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined	NA - Does not exceed A.1 (f)
(c)the addresses of any adjoining premises;	NA - Does not exceed A.1 (f)
(d)the developer's contact address; and	NA - Does not exceed A.1 (f)
(e)the developer's email address if the developer is content to receive communications electronically.	NA - Does not exceed A.1 (f)
If 1 altogether with any fee required to be paid.1	NA - Does not exceed A.1 (f)
(3) The local planning authority may refuse an application where, in the opinion of the authority—	NA - Does not exceed A.1 (f)
(a)the proposed development does not comply with, or	NA - Does not exceed A.1 (f)
(b)the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,	NA - Does not exceed A.1 (f)
the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).	NA - Does not exceed A.1 (f)
(4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.	NA - Does not exceed A.1 (f)
(5) The local planning authority must notify each adjoining owner or occupier about the proposed development by serving on them a notice which—	NA - Does not exceed A.1 (f)
(a)describes the development by setting out the information provided to the authority by the developer under paragraph A.4(2)(a);	NA - Does not exceed A.1 (f)
(b)provides the address of the proposed development;	NA - Does not exceed A.1 (f)
(c)specifies the date when the information referred to in sub-paragraph (2) was received by the local planning authority and the date when the period referred to in sub-paragraph (10)(c) would expire; and	NA - Does not exceed A.1 (f)
(d)specifies the date (being not less than 21 days from the date of the notice) by which representations are to be received by the local planning authority.	NA - Does not exceed A.1 (f)
(6) The local planning authority must send a copy of the notice referred to in sub-paragraph (5) to the developer.	NA - Does not exceed A.1 (f)
(7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.	NA - Does not exceed A.1 (f)
(8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application.	NA - Does not exceed A.1 (f)
(9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)—	NA - Does not exceed A.1 (f)
(a)take into account any representations made as a result of the notice given under sub-paragraph (5); and	NA - Does not exceed A.1 (f)
(b)consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.	NA - Does not exceed A.1 (f)
(10) The development must not begin before the occurrence of one of the following—	NA - Does not exceed A.1 (f)
(a)the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;	NA - Does not exceed A.1 (f)
(b)the receipt by the developer from the local planning authority of a written notice giving their prior approval; or	NA - Does not exceed A.1 (f)
(c)the expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.	NA - Does not exceed A.1 (f)
(11) The development must be carried out—	NA - Does not exceed A.1 (f)
(a)where prior approval is required, in accordance with the details approved by the local planning authority;	NA - Does not exceed A.1 (f)
(b)where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2).	NA - Does not exceed A.1 (f)
unless the local planning authority and the developer agree otherwise in writing.	NA - Does not exceed A.1 (f)
(12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.	NA - Does not exceed A.1 (f)