



Changes to the General Permitted Development Order (GPDO)

As of the 1st October 2008, the “Town and Country Planning (General Permitted Development) (Amended) (No.2) (England) Order 2008” has changed the former legislation affecting permitted development.

The principle of permitted development stays the same whereby specific forms of household development can take place without the need to make a planning application to the Local Planning Authority (LPA). By allowing further forms of householder development under permitted development, the ultimate aim of the October 2008 changes is to hopefully reduce the number of formal householder planning applications received by the LPA.

Changes seen under the new legislation include:-

- Roof alterations
- Restrictions on principle and side elevations
- Solar Panels
- World Heritage sites
- Paving of front gardens
- Chimneys, flues and soil/vent pipes
- Restrictions on outbuildings
- Restrictions on side facing windows

Schedule 2 of the GPDO (Statutory Instrument 418 1995) (Amended) (No2) (England) Order 2008, specifies the different types of permitted development rights and the various limitations which apply.



For most types of extensions planning permission is not required if the following criteria are met:-

- The area of ground covered by buildings within the curtilage of the dwelling house (other than the original dwelling house) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwelling house);
- The height of the extension would not exceed the height of the highest part of the roof of the existing dwelling house;
- The height of the eaves of the extension would not exceed the height of the eaves of the existing dwelling house;
- The extension would not extend beyond a wall which fronts a highway, and forms either the principal elevation or a side elevation of the original dwelling house;
- If the extension is single storey it would not extend beyond the rear wall of the dwelling house by more than 4 metres in the case of a detached dwelling house, or 3 metres in any other dwelling house or exceed 4 metres in height in any case;
- If the extension is more than one storey it would not extend beyond the rear wall of the dwelling house by more than 3 metres, or be within 7 metres of any boundary of the curtilage of the dwelling house opposite the rear wall of the dwelling house;
- If the extension is within 2 metres of the boundary the eaves would not exceed 3 metres in height;
- If the extension extends beyond a wall forming a side elevation of the original dwelling house it would not exceed 4 metres in height, have more than one storey or have a width greater than half the width of the original dwelling house;
- It would not include an alteration to the roof of any part of the dwelling house; and
- It would not consist of or include a veranda, balcony or raised platform, a microwave antenna or a chimney, flue, soil or vent pipe.

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