

Use Classes Order (UCO)

WHAT IS IT, WHY IS IT IMPORTANT AND HOW DOES IT AFFECT ME?

Like the General Permitted Development Order (GPDO), the Use Classes Order (UCO) was introduced to simplify planning and enable businesses and properties to change, within limited boundaries, without the need to apply for planning permission. The UCO breaks down the uses of land and buildings into four broad categories:-

- A** Retail
- B** Non retail and non residential business
- C** Residential
- D** Non residential institutions and venues
- Sui Generis** Specific listed uses

Agriculture and forestry are outside this and any change of use from agriculture or forestry to any other use will require a planning application. The table below illustrates the different use classes in detail and the breadth of uses for each class. This is provided that a restriction on permitted development rights has not been placed on the property when planning permission was granted as sometimes planning permission will be for a particular type of use or user.



Use Classes Order including 2005 Amendment	Description	General Permitted Development (Amendment) Order 2005
A1 - Shops	Shops, retail warehouses, hairdressers, undertakers, post offices, dry cleaners, some farm shops, etc.	No permitted changes
	Pet shops, cat-meat shops, tripe shops, sandwich bars	No permitted changes
	Showrooms, domestic hire shops, funeral directors	No permitted changes
A2 - Financial and Professional Services	Banks, building societies, estate and employment agencies, professional and financial services, betting offices, chartered surveyors	Permitted change to A1 where a ground floor display window exists
A3 - Restaurants and Cafes	Restaurants, snack bars, cafes	Permitted change to A1 or A2
A4 - Drinking Establishments	Pubs and bars	Permitted change to A1, A2, A3
A5 - Hot Food Takeaways	Hot Food Takeaway	Permitted change to A1, A2, A3
Sui Generis	Shops selling and/or displaying motor vehicles, retail warehouse clubs, laundrettes, taxi or vehicle hire businesses, amusement centres, petrol filling stations	No Permitted change

Use Classes Order including 2005 Amendment	Description	General Permitted Development (Amendment) Order 2005
B1 - Business	Offices, not within A2	Permitted change to B8 where no more than 235m ²
	Research and development, studios, laboratories, high technology	Permitted change to B8 where no more than 235m ²
	Light Industry	Permitted change to B8 where no more than 235m ²
B2 - General Industry	General Industry	Permitted change to B1 or B8 B8 limited to no more than 235m ²
B8 - Storage or Distribution	Wholesale warehouses, distribution centres, repositories	Permitted change to B1 where no more than 235m ²
Sui Generis	Any works registerable under the Alkali, etc. Works Regulation Act 1906	No Permitted change
C1 - Hotels	Hotels, boarding and guest houses	No Permitted change
C2 - Residential Institutions	Residential schools and colleges	No Permitted change
	Hospitals and convalescent/nursing homes	No Permitted change
C3 - Dwelling Houses	Dwellings, small businesses at home, communal housing of elderly and handicapped people	No Permitted change
	Sui Generis	Hostel
D1 - Non-residential Institutions	Places of worship, Church Halls	No Permitted change
	Clinics, health centres, crèches, day nurseries, consulting rooms	No Permitted change
	Museums, public halls, libraries, art galleries, exhibition halls	No Permitted change
	Non-residential education and training centres	No Permitted change
D2 - Assembly and Leisure	Cinemas, music and concert halls	No Permitted change
	Dance, sports halls, swimming baths, skating rinks, gymnasiums	No Permitted change
	Other indoor and outdoor sports and leisure uses, bingo halls, casinos	No Permitted change
Sui Generis	Theatres, night-clubs	No Permitted change

This table is to be used as a general guide, if you have a specific case please call one of our planning consultants for more detailed advice.

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