

PERMITTED DEVELOPMENT CHECKLIST

21.BRUZ.01

6 Oakcliffe Road

Baguley

Manchester

M23 1DA

SCHEDULE 2

Permitted development rights

PART 1

Development within the curtilage of a dwellinghouse

Class A – enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

 **A. The enlargement, improvement or other alteration of a dwellinghouse.**

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 M, N, P or Q of Part 3 of this Schedule (changes of use);

☒ (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);

☒ (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;

☒ (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;

☒ (e) the enlarged part of the dwellinghouse would extend beyond a wall which—

☒ (i) forms the principal elevation of the original dwellinghouse; or

☒ (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

☒ (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

☒ (ii) exceed 4 metres in height;

(g) until 30th May 2019, 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—

☒ (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

☒ (ii) exceed 4 metres in height;

(h) the enlarged part of the dwellinghouse would have more than a single storey and—

☒ (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or

☒ (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite

the rear wall of the dwellinghouse;

☒ (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;

(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side

elevation of the original dwellinghouse, and would—

☒ (i) exceed 4 metres in height,

☒ (ii) have more than a single storey, or

☒ (iii) have a width greater than half the width of the original dwellinghouse; or

(k) it would consist of or include—

☒ (i) the construction or provision of a verandah, balcony or raised platform,

☒ (ii) the installation, alteration or replacement of a microwave antenna,

- ☒ (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- ☒ (iv) an alteration to any part of the roof of the dwellinghouse.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

☒ (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;

☒ (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or

☒ (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.

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;

(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

☒ (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

☒ (c) where the enlarged part of the dwellinghouse has more than a single storey, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.