

Class A

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 dwelling has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).
The original house consent was not granted by any of these Classes.
- (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);
The total area of all extensions and outbuildings will be 4% of original site area (less original dwelling house).
- (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;
The extension will be below 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;
The height of the eaves of the part of the dwellinghouse enlarged, improved or altered will not 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;*the extension will not extend beyond a wall which—
(i) fronts a highway, 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
The extension will be single storey and extend beyond the rear wall of this terraced house by less than 3 metres (0.59m in fact).
 - (ii) exceed 4 metres in height;
The extension will be less than 4 metres in height (3.272 metres in fact).
- (g) for a dwelling house 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
The extension will be single storey and extend beyond the rear wall of this terraced house by less than 6 metres (0.59m in fact).
 - (ii) exceed 4 metres in height;
The extension will be less than 4 metres in height (3.272 metres in fact).
- (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 being enlarged which is opposite the rear wall of the dwellinghouse;
The extension is not a multi storey extension.
- (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;

The extension will be within 2 metres of a boundary but the eaves will be less than 3 metres in height (2.805 metres in fact).

- (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
- (ii) have a width greater than half the width of the original dwellinghouse; or

The extension will not extend beyond a wall forming a side elevation.

- (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.

The extension will not include any of the above-mentioned features numbered (i) to (iv).

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 one storey and extend beyond the rear wall of the original dwellinghouse.

The extension is 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) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
The materials will be of similar appearance
- (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 1.7metres 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.

The extension is not two storey

Class B

Permitted development

- B.** The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.
The addition to the roof is a rear dormer.

Development not permitted

B.1 Development is not permitted by Class B if—

- (a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
The dormer will be below the existing highest ridge.
- (b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
The dormer is not on the roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.
- (c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—
 - (i) 40 cubic metres in the case of a terrace house, or
 - (ii) 50 cubic metres in any other case;
The cubic content of the proposed dormer is 22.40 cubic metres. See drawing 02.
- (d) it would consist of or include—
 - (i) the construction or provision of a veranda, balcony or raised platform, or
The works do not comprise the provision of a veranda, balcony or raised platform.
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
The works do not comprise the installation, alteration or replacement of a chimney, flue or soil and vent pipe.
- (e) the dwellinghouse is on article 1(5) land.
The works are not on article 1(5) land.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
The concrete tile hanging will be similar in colour to the existing slated roof.
- (b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and
The enlargement(s) closest to the eaves will be 24 centimetres from the eaves of the original roof.
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be—
 - (i) obscure-glazed, and
There will be no windows in the dormer side elevations.
 - (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.
Not applicable.

Interpretation of Class B

B.3 For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

Class C

Permitted development

C. Any other alteration to the roof of a dwellinghouse.

The Velux roof lights in the front facing roof

Development not permitted

C.1 Development is not permitted by Class C if—

- (a) the alteration would protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The roof light will be a standard Velux GGU unit and will project only 100 millimetres beyond the plain of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

- (b) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

The rooflight will be lower than the highest part of the original roof

- (c) it would consist of or include—

- (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or
- (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

The works do not comprise the installation, alteration or replacement of a chimney, flue or soil and vent pipe, solar photovoltaics or solar thermal equipment.

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be—

- (a) obscure-glazed; and
- (b) 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.

The works do not comprise a window in a roof slope forming a side elevation.