

# Householder Permitted Development Rights — Quick Reference Guide

## **Class A— extensions**

Total not to exceed 50% curtilage (excluding original house but including outbuildings).

Not to exceed height highest part of the roof.

Eaves height not to exceed eaves height of original house.

Must not project beyond principal elevation/side elevation if that elevation fronts a highway.

If height of eaves exceeds 3m, must be 2m from boundary.

### **Rear extensions:-**

Single storey — no more than 4m projection from rear wall on detached house, 3m any other. No more than 4m in height.

Two storey + — no more than 3m projection and must retain 7m to opposite boundary.

### **Side extensions:**

No more than 4m in height, single storey only, no more than half width of original house.

Roof pitch to match existing on two storey + extensions.

### **Restrictions:**

No verandas, balconies or raised platforms (a raised platform is anything over 300mm in height).

Any windows in upper floors/ roof slope in the side elevation to be obscured glazed and non-opening to a height of 1.7m above internal floor level.

Materials to be similar to existing dwelling (apart from conservatories).

## **Class B—additions or alterations to roof**

Not to exceed highest part of roof.

Not to extend beyond plane of roof slope which forms principal elevation of dwelling and fronts a highway.

No more than 40m<sup>3</sup> (terrace).

No more than 50m<sup>3</sup> (any other).

Other than hip-gable enlargements should maintain 20cm to eaves of original roof.

### **Restrictions:**

No verandas, balconies or raised platforms (a raised platform is anything over 300mm in height).

Any windows in upper floors/ roof slope in the side elevation to be obscured glazed and non-opening to a height of 1.7m above internal floor level.

Materials to be similar to existing dwelling (apart from conservatories).

## **Class C—any other alteration to roof.**

Alteration must not protrude more than 150mm beyond plane of roof.

Must not exceed highest part of roof.

### **Restrictions:**

Any windows in upper floors/ roof slope in the side elevation to be obscured glazed and non-opening to a height of 1.7m above internal floor level.

## **Class D—porches**

No more than 3m<sup>2</sup>, no more than 3m in height, no less than 2m to any boundary with highway.

### **Class E—outbuildings, enclosures, pools and containers**

Total not to exceed 50% curtilage (excluding original house but including extensions).

Must not come forward of principal elevation of property.

Single storey only.

No more than 4m in height for dual pitched roof, no more than 2.5m in height within 2m of boundary and no more than 3m in height in any other case.

Height to eaves no more than 2.5m.

Capacity of containers not to exceed 3500 litres.

#### **Restrictions:**

No verandas, balconies or raised platforms (a raised platform is anything over 300mm in height).

### **Class F—hardstandings**

Both provision and replacement (whole/part).

Relates to hardstandings between principal elevation and the highway.

Either must not exceed 5m<sup>2</sup> or must be porous materials or runoff directed to permeable or porous area within curtilage.

### **Class G—chimneys, flues, soil and vent pipes.**

Not to exceed height of roof by more than 1m

### **Class H—microwave antennas**

No more than 2 antennas.

No one antenna must exceed 100cm in length.

Of two antennas, only one can exceed 60cm in length (but must be no more than 100cm).

Cubic capacity of any one antenna not to exceed 35 litres.

On chimney—not to protrude above chimney/exceed 60cm in length.

On roof without a chimney—not to exceed highest part of roof.

On roof with a chimney—not to exceed lower of height of chimney or 60cm above ridge tiles.

### **Householder renewables**

Covered by Part 40 of GPDO.

### **Special restrictions in Conservation Areas (Article 1(5) land)**

No cladding in stone, artificial stone, pebble dash, render, timber, plastic or tiles.

No side extensions.

No two storey rear extensions.

Class B rights removed.

No Class E structures between side elevation and boundary of curtilage [N.B Class E rights also entirely removed for listed buildings].

No Class G structures to be on wall/roof slope which fronts a highway and is the principal or side elevation.

No Class H structures on a chimney, wall or roof slope which faces onto or is visible from a highway or on a building which is more than 15m in height.