

Part 1 of the GPDO - Larger Rear Extensions - Guide

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Developer notifies LPA by providing written description, plan, fee (£96) etc

LPA consults adjoining premises (minimum 21 days, disregarding public holidays)

If none of the adjoining premises object, then the LPA does not assess the amenity impact of the extension

If any of the adjoining premises object, then the LPA assesses the amenity impact of the extension

LPA fails to issue a decision within 42 days

LPA confirms that prior approval is not required

LPA fails to issue a decision within 42 days

LPA grants prior approval (either unconditionally or subject to conditions)

LPA refuses prior approval

LPA refuses the application under paragraph A.4(3)

Appeal is submitted and allowed

Appeal is submitted and dismissed

Appeal is not submitted

Extension must be carried out in accordance with the approved (or submitted) details

Developer can choose to repeat the process (e.g. with a smaller extension, etc)

NOTE

The following colours have been used for the different versions of the legislation:

- 30/05/2013 version of the legislation - i.e. as amended by SI 2013 No. 1101 ([link](#)).
- 06/04/2014 version of the legislation - i.e. as amended by SI 2014 No. 564 ([link](#)).
- 15/04/2015 version of the legislation - i.e. as amended by SI 2015 No. 596 ([link](#)).
- 06/04/2016 version of the legislation - i.e. as amended by SI 2016 No. 332 ([link](#)) ([link](#)).
- 06/04/2017 version of the legislation - i.e. as amended by SI 2017 No. 391 ([link](#)).
- 01/06/2018 version of the legislation - i.e. as amended by SI 2018 No. 119 ([link](#)).
- 25/05/2019 version of the legislation - i.e. as amended by SI 2019 No. 907 ([link](#)).
- 01/08/2020 version of the legislation - i.e. as amended by SI 2020 No. 632 ([link](#)).
- 21/04/2021 version of the legislation - i.e. as amended by SI 2021 No. 428 ([link](#)).
- 01/08/2021 version of the legislation - i.e. as amended by SI 2021 No. 814 ([link](#)).

SUMMARY OF THE NOTIFICATION AND PRIOR APPROVAL PROCESS:

Note: For an extension that's **not** a larger rear extension, the developer does **not** need to notify the Local Planning Authority (LPA). For example, if a developer wants to erect a 3m rear extension on an attached house or a 4m rear extension on a detached house, then they can simply undertake the works **without** involving the LPA, or they can choose to submit an optional application for a Lawful Development Certificate (LDC).

The system of **larger rear extensions** - as introduced by [SI 2013 No. 1101 \(link\)](#) on 30/05/2013, amended by [SI 2014 No. 564 \(link\)](#) on 06/04/2014, amended by [SI 2015 No. 596 \(link\)](#) on 15/04/2015, amended by [SI 2016 No. 332 \(link\)](#) on 06/04/2016, amended by [SI 2017 No. 391 \(link\)](#) on 06/04/2017, amended by [SI 2018 No. 119 \(link\)](#) on 01/06/2018, amended by [SI 2019 No. 907 \(link\)](#) on 25/05/2019, amended by [SI 2020 No. 632 \(link\)](#) on 01/08/2020, amended by [SI 2021 No. 428 \(link\)](#) on 21/04/2021, and amended by [SI 2021 No. 814 \(link\)](#) on 01/08/2021 - allows a 3m-6m rear extension on an attached house or a 4m-8m rear extension on a detached house, **subject to all of the following ADDITIONAL criteria:**

- The extension must be single storey and must not exceed 4m in height.
 - The house must not be on article 2(3) land (e.g. conservation area, AONB, National Park, the Broads, World Heritage Site, etc) and must not be on a Site of Special Scientific Interest (SSSI).
 - Before beginning the development, the developer must notify the LPA by providing *“a written description of the proposed development”, “a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined”*, and certain other information. The details of this procedure are set out by paragraph A.4, which sets out that this type of notification is subject to a deadline of 42 days (i.e. 6 weeks). From 19/08/2019 onwards, there is a fee of £96 for this type of notification, albeit subject to certain exemptions (note: for more info, please view this [post](#)).
 - The LPA can require the developer to submit *“such further information regarding the proposed development as the authority may reasonably require in order to determine the application”*.
 - The LPA may *“refuse [the] application”* (under paragraph A.4(3)) where, in the opinion of the LPA, 1) the proposed development would not be permitted development, or 2) the developer has provided insufficient information to establish that the proposed development would be permitted development. Note: If the LPA refuses the application for the above reasons, then the LPA does **not** need to follow any of the consultation processes below, and the developer has the right to submit an appeal to the Planning Inspectorate.
 - The LPA must consult the adjoining premises, with a minimum consultation period of 21 days (disregarding public holidays), and must send a copy of the consultation letter to the developer.
 - If none of the owners or occupiers of the adjoining premises object to the proposed development, then the LPA confirms to the developer that prior approval is not required (or the LPA fails to issue a decision within 42 days).
 - If any of the owners or occupiers of the adjoining premises object to the proposed development, then the LPA must assess *“the impact of the proposed development on the amenity of any adjoining premises”*. In particular, the LPA must *“take into account any representations”* made as a result of the consultation letter (i.e. not just the objections), and must *“consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations”*. The LPA then either grants prior approval (either unconditionally or subject to conditions) or refuses prior approval (or the LPA fails to issue a decision within 42 days). Note: If the LPA grants prior approval subject to conditions, or refuses prior approval, then the developer has the right to submit an appeal to the Planning Inspectorate.
 - If the LPA confirms to the developer that prior approval is not required (or the LPA fails to issue a decision within 42 days), then the development must be undertaken in accordance with the information that the developer submitted to the LPA (unless the LPA and the developer agree otherwise in writing). If the LPA grants prior approval, then the development must be undertaken in accordance with the details approved by the LPA (unless the LPA and the developer agree otherwise in writing).
 - Note: For development that's assessed against the [25/05/2019 version of the legislation](#), the 30/05/2019 deadline (i.e. the requirement for the development to be completed on or before 30/05/2019) no longer applies, and the developer no longer needs to notify the LPA of the completion of the development.
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STAGE 1
DEVELOPER NOTIFIES LPA:

Developer notifies LPA
by providing
written description,
plan, fee (£96), etc

CURRENT REQUIREMENTS OF THE LEGISLATION - GPDO 2015:

The current **paragraph A.4(1)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).”

The current **paragraph A.4(2)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)) and subsequently amended by **SI 2017 No. 391** ([link](#)) and **SI 2020 No. 632** ([link](#)), states the following:

“(2) Before beginning the development the developer must provide the following information to the local planning authority—

- (a) a written description of the proposed development including—
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse; and
 - (iii) the height of the eaves of the enlarged part of the dwellinghouse;
 - (iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);
- (b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;
- (c) the addresses of any adjoining premises;
- (d) the developer’s contact address; and
- (e) the developer’s email address if the developer is content to receive communications electronically.

together with any fee required to be paid.”

The current **paragraph A.4(3)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(3) The local planning authority may refuse an application where, in the opinion of the authority—

- (a) the proposed development does not comply with, or
- (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).”

PREVIOUS REQUIREMENTS OF THE LEGISLATION - GPDO 1995 (SUPERSEDED):

The previous **paragraph A.4(1)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

“(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(e) but is allowed by paragraph A.1(ea).”

The previous **paragraph A.4(2)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

“(2) Before beginning the development the developer shall provide the following information to the local planning authority—

- (a) a written description of the proposed development including—
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse; and
 - (iii) the height of the eaves of the enlarged part of the dwellinghouse;
- (b) a plan indicating the site and showing the proposed development;
- (c) the addresses of any adjoining premises;
- (d) the developer’s contact address; and
- (e) the developer’s email address if the developer is content to receive communications electronically.”

The previous **paragraph A.4(2A)** of the legislation, as inserted by **SI 2014 No. 564** ([link](#)), stated the following:

“(2A) The local planning authority may refuse an application where, in the opinion of the authority—

- (a) the proposed development does not comply with, or
- (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(e) but is allowed by paragraph A.1(ea).”

STAGE 2
LPA CONSULTS ADJOINING PREMISES:

LPA consults
adjoining premises
(minimum 21 days,
disregarding
public holidays)

CURRENT REQUIREMENTS OF THE LEGISLATION - GPDO 2015:

The current **paragraph A.4(4)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.”

The current **paragraph A.4(5)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)) and subsequently amended by **SI 2017 No. 391** ([link](#)), states the following:

- “(5) The local planning authority must notify each adjoining owner or occupier about the proposed development by serving on them a notice which—
- ~~(a) describes the proposed development, including—~~
 - ~~(i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;~~
 - ~~(ii) the maximum height of the enlarged part of the dwellinghouse; and~~
 - ~~(iii) the height of the eaves of the enlarged part of the dwellinghouse;~~
 - (a) describes the development by setting out the information provided to the authority by the developer under paragraph A.4(2)(a);
 - (b) provides the address of the proposed development;
 - (c) specifies the date when the information referred to in sub-paragraph (2) was received by the local planning authority and the date when the period referred to in sub-paragraph (10)(c) would expire; and
 - (d) specifies the date (being not less than 21 days from the date of the notice) by which representations are to be received by the local planning authority.”

The current **paragraph A.4(6)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(6) The local planning authority must send a copy of the notice referred to in sub-paragraph (5) to the developer.”

The current **paragraph A.4(16)** of the legislation, as inserted by **SI 2018 No. 119** ([link](#)), states the following:

“(16)When computing the number of days in sub-paragraph (5)(d), any day which is a public holiday must be disregarded.”

PREVIOUS REQUIREMENTS OF THE LEGISLATION - GPDO 1995 (SUPERSEDED):

The previous **paragraph A.4(2B)** of the legislation, as inserted by **SI 2014 No. 564** ([link](#)), stated the following:

“(2B) Paragraphs (3) to (5) and (7) shall not apply where a local planning authority refuses an application under paragraph (2A).”

The previous **paragraph A.4(3)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

“(3) The local planning authority shall notify owners or occupiers of any adjoining premises about the proposed development by serving on them a notice which—

- (a) describes the proposed development, including—
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse; and
 - (iii) the height of the eaves of the enlarged part of the dwellinghouse;
- (b) provides the address of the proposed development;
- (c) specifies the date when the information referred to in paragraph (2) was received by the local planning authority and the date when the period referred to in paragraph (8)(c) would expire; and
- (d) specifies the date (being not less than 21 days from the date of the notice) by which representations are to be received by the local planning authority.”

The previous **paragraph A.4(4)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

“(4) The local planning authority must send a copy of the notice referred to in paragraph (3) to the developer.”

STAGE 3

OBJECTIONS DETERMINE WHETHER THE LPA ASSESSES THE AMENITY IMPACT:

If none of the adjoining premises object, then the LPA does not assess the amenity impact of the extension

If any of the adjoining premises object, then the LPA assesses the amenity impact of the extension

CURRENT REQUIREMENTS OF THE LEGISLATION - GPDO 2015:

The current **paragraph A.4(4)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.”

The current **paragraph A.4(7)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.”

The current **paragraph A.4(8)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application.”

The current **paragraph A.4(9)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)—
(a) take into account any representations made as a result of the notice given under sub-paragraph (5); and
(b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.”

PREVIOUS REQUIREMENTS OF THE LEGISLATION - GPDO 1995 (SUPERSEDED):

The previous **paragraph A.4(2B)** of the legislation, as inserted by **SI 2014 No. 564** ([link](#)), stated the following:

“(2B) Paragraphs (3) to (5) and (7) shall not apply where a local planning authority refuses an application under paragraph (2A).”

The previous **paragraph A.4(5)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

“(5) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.”

The previous **paragraph A.4(6)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)) and subsequently replaced by **SI 2014 No. 564** ([link](#)), stated the following:

~~“(6) The local planning authority may require the developer to submit such further information regarding the proposed development as the local planning authority may reasonably require in order to consider the impact of the proposed development on the amenity of any adjoining premises.”~~

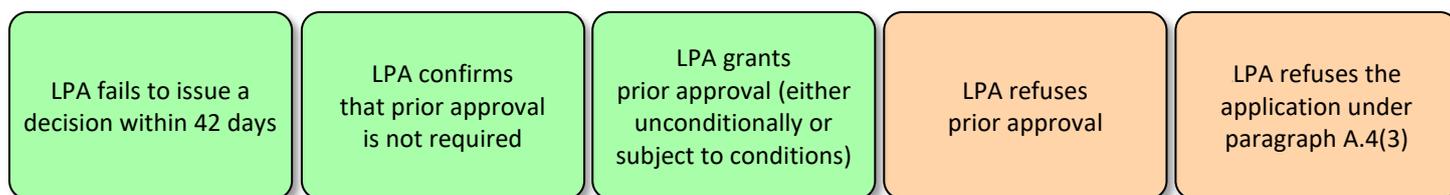
“(6) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application.”

The previous **paragraph A.4(7)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

- “(7) The local planning authority shall, when considering the impact referred to in paragraphs (5) and (6)—
- (a) take into account any representations made as a result of the notice given under paragraph (3); and
 - (b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.”
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STAGE 4

LPA ISSUES A WRITTEN NOTICE TO THE DEVELOPER:



CURRENT REQUIREMENTS OF THE LEGISLATION - GPDO 2015:

The current **paragraph A.4(3)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(3) The local planning authority may refuse an application where, in the opinion of the authority—

- (a) the proposed development does not comply with, or
- (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).”

The current **paragraph A.4(10)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(10)The development must not begin before the occurrence of one of the following—

- (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
- (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
- (c) the expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.”

The current **paragraph A.4(11)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(11)The development must be carried out—

- (a) where prior approval is required, in accordance with the details approved by the local planning authority;
- (b) where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2),

unless the local planning authority and the developer agree otherwise in writing.”

The current **paragraph A.4(12)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(12)The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.”

PREVIOUS REQUIREMENTS OF THE LEGISLATION - GPDO 1995 (SUPERSEDED):

The previous **paragraph A.4(2A)** of the legislation, as inserted by **SI 2014 No. 564** ([link](#)), stated the following:

“(2A) The local planning authority may refuse an application where, in the opinion of the authority—

- (a) the proposed development does not comply with, or
- (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,

the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(e) but is allowed by paragraph A.1(ea).”

The previous **paragraph A.4(8)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

“(8) The development shall not be begun before the occurrence of one of the following—

- (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
- (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
- (c) the expiry of 42 days following the date on which the information referred to in paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.”

The previous **paragraph A.4(9)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

“(9) The development shall be carried out—

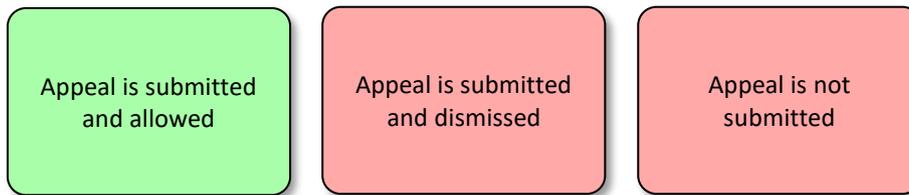
- (a) where prior approval is required, in accordance with the details approved by the local planning authority;
- (b) where prior approval is not required, or where paragraph (8)(c) applies, in accordance with the information provided under paragraph (2),

unless the local planning authority and the developer agree otherwise in writing.”

The previous **paragraph A.4(9A)** of the legislation, as inserted by **SI 2014 No. 564** ([link](#)), stated the following:

“(9A) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.”

STAGE 5
THE RIGHT TO SUBMIT AN APPEAL:



CURRENT REQUIREMENTS OF THE LEGISLATION - GPDO 2015:

The current **paragraph A.4(4)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

“(4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.”

PREVIOUS REQUIREMENTS OF THE LEGISLATION - GPDO 1995 (SUPERSEDED):

Note: The [30/05/2013 version of the legislation](#) and the [06/04/2014 version of the legislation](#) did **not** contain any information about the right to submit an appeal.

STAGE 6

THE NEXT STEPS AFTER THE DECISION (OR LACK OF A DECISION WITHIN 42 DAYS):

Extension must be carried out in accordance with the approved (or submitted) details

Developer can choose to repeat the process (e.g. with a smaller extension, etc)

CURRENT REQUIREMENTS OF THE LEGISLATION - GPDO 2015:

The current **paragraph A.4(11)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)), states the following:

~~“(11)The development must be carried out—~~

- ~~(a) where prior approval is required, in accordance with the details approved by the local planning authority;~~
- ~~(b) where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2),~~

~~unless the local planning authority and the developer agree otherwise in writing.”~~

The current **paragraph A.4(13)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)) and subsequently **deleted** by **SI 2019 No. 907** ([link](#)), states the following:

~~“(13)The development must be completed on or before 30th May 2019.”~~

The current **paragraph A.4(14)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)) and subsequently **deleted** by **SI 2019 No. 907** ([link](#)), states the following:

~~“(14)The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.”~~

The current **paragraph A.4(15)** of the legislation, as set out by **SI 2015 No. 596** ([link](#)) and subsequently **deleted** by **SI 2019 No. 907** ([link](#)), states the following:

~~“(15)The notification referred to in sub-paragraph (14) must be in writing and must include—~~

- ~~(a) the name of the developer;~~
- ~~(b) the address or location of the development, and~~
- ~~(c) the date of completion.”~~

PREVIOUS REQUIREMENTS OF THE LEGISLATION - GPDO 1995 (SUPERSEDED):

The previous **paragraph A.4(9)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

~~“(9) The development shall be carried out—~~

- ~~(a) where prior approval is required, in accordance with the details approved by the local planning authority;~~
- ~~(b) where prior approval is not required, or where paragraph (8)(c) applies, in accordance with the information provided under paragraph (2),~~

~~unless the local planning authority and the developer agree otherwise in writing.”~~

The previous **paragraph A.4(10)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

(10) The development shall be completed on or before 30th May 2016.

The previous **paragraph A.4(11)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

(11) The developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.

The previous **paragraph A.4(12)** of the legislation, as inserted by **SI 2013 No. 1101** ([link](#)), stated the following:

(12) The notification referred to in paragraph (11) shall be in writing and shall include—

- (a) the name of the developer;
 - (b) the address or location of the development, and
 - (c) the date of completion.
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GPDO 2015 - SCHEDULE 2 PART 1 CLASS A (CONSOLIDATED):

(i.e. as introduced by SI 2015 No. 596, amended by SI 2016 No. 332, amended by SI 2017 No. 391, amended by SI 2018 No. 119, amended by SI 2019 No. 907, amended by SI 2020 No. 632, amended by SI 2021 No. 428, and amended by SI 2021 No. 814)

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 G, M, MA, N, P, PA 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;~~
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse being enlarged which is opposite the rear wall of that 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
- (ja) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (e) to (j);
- (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; or
- (l) the dwellinghouse is built under Part 20 of this Schedule (construction of new dwellinghouses).

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.
- (d) any total enlargement (being the enlarged part together with any existing enlargement of the original dwellinghouse to which it will be joined) exceeds or would exceed the limits set out in sub-paragraphs (b) and (c).

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.~~
- (c) where the enlarged part of the dwellinghouse has more than a single storey, or forms an upper storey on an existing enlargement of the original dwellinghouse, the roof pitch of the enlarged part must, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

- A.4**—(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).
- (2) Before beginning the development the developer must provide the following information to the local planning authority—
- (a) a written description of the proposed development including—
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse; and
 - (iii) the height of the eaves of the enlarged part of the dwellinghouse;
 - (iv) where the enlarged part will be joined to an existing enlargement of the dwellinghouse, the information in sub-paragraphs (i) to (iii) must be provided in respect of the total enlargement (being the enlarged part together with the existing enlargement to which it will be joined);
 - (b) a plan indicating the site and showing the proposed development and any existing enlargement of the original dwellinghouse to which the enlarged part will be joined;
 - (c) the addresses of any adjoining premises;
 - (d) the developer’s contact address; and
 - (e) the developer’s email address if the developer is content to receive communications electronically.

together with any fee required to be paid.

- (3) The local planning authority may refuse an application where, in the opinion of the authority—
- (a) the proposed development does not comply with, or
 - (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,
- the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(f) but is allowed by paragraph A.1(g).
- (4) Sub-paragraphs (5) to (7) and (9) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.
- (5) The local planning authority must notify each adjoining owner or occupier about the proposed development by serving on them a notice which—
- ~~(a) describes the proposed development, including—~~
 - ~~(i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;~~
 - ~~(ii) the maximum height of the enlarged part of the dwellinghouse; and~~
 - ~~(iii) the height of the eaves of the enlarged part of the dwellinghouse;~~
 - (a) describes the development by setting out the information provided to the authority by the developer under paragraph A.4(2)(a);
 - (b) provides the address of the proposed development;
 - (c) specifies the date when the information referred to in sub-paragraph (2) was received by the local planning authority and the date when the period referred to in sub-paragraph (10)(c) would expire; and
 - (d) specifies the date (being not less than 21 days from the date of the notice) by which representations are to be received by the local planning authority.
- (6) The local planning authority must send a copy of the notice referred to in sub-paragraph (5) to the developer.

- (7) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.
- (8) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application.
- (9) The local planning authority must, when considering the impact referred to in sub-paragraph (7)—
- (a) take into account any representations made as a result of the notice given under sub-paragraph (5); and
 - (b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.
- (10) The development must not begin before the occurrence of one of the following—
- (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
 - (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
 - (c) the expiry of 42 days following the date on which the information referred to in sub-paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.
- (11) The development must be carried out—
- (a) where prior approval is required, in accordance with the details approved by the local planning authority;
 - (b) where prior approval is not required, or where sub-paragraph (10)(c) applies, in accordance with the information provided under sub-paragraph (2),
- unless the local planning authority and the developer agree otherwise in writing.
- (12) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.
- ~~(13) The development must be completed on or before 30th May 2019.~~
- ~~(14) The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.~~
- ~~(15) The notification referred to in sub-paragraph (14) must be in writing and must include—~~
- ~~(a) the name of the developer;~~
 - ~~(b) the address or location of the development, and~~
 - ~~(c) the date of completion.~~
- (16) When computing the number of days in sub-paragraph (5)(d), any day which is a public holiday must be disregarded.
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GPDO 1995 - SCHEDULE 2 PART 1 CLASS A (CONSOLIDATED):

(i.e. as amended by SI 2008 No. 2362, amended by SI 2013 No. 1101, and amended by SI 2014 No. 564)

PART 1

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

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—

- (za) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class IA or MB of Part 3 of this Schedule (changes of use);
- (a) 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);
- (b) 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;
- (c) 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;
- (d) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - (i) fronts a highway, and
 - (ii) forms either the principal elevation or a side elevation of the original dwellinghouse;
- (e) subject to paragraph (ea), 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;
- (ea) until 30th May 2016, for a dwellinghouse not on article 1(5) 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;
- (f) the enlarged part of the dwellinghouse would have more than one 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;
- (g) 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;
- (h) 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 one storey, or
 - (iii) have a width greater than half the width of the original dwellinghouse; or
- (i) it would consist of or include—
- (i) the construction or provision of a veranda, 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 1(5) 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.

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;
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall 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 one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

A.4.—(1) The following conditions apply to development permitted by Class A which exceeds the limits in paragraph A.1(e) but is allowed by paragraph A.1(ea).

- (2) Before beginning the development the developer shall provide the following information to the local planning authority—
- (a) a written description of the proposed development including—
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse; and
 - (iii) the height of the eaves of the enlarged part of the dwellinghouse;
 - (b) a plan indicating the site and showing the proposed development;
 - (c) the addresses of any adjoining premises;
 - (d) the developer's contact address; and
 - (e) the developer's email address if the developer is content to receive communications electronically.

- (2A) The local planning authority may refuse an application where, in the opinion of the authority—
- (a) the proposed development does not comply with, or
 - (b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with,
the conditions, limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraph A.1(e) but is allowed by paragraph A.1(ea).
- (2B) Paragraphs (3) to (5) and (7) shall not apply where a local planning authority refuses an application under paragraph (2A).
- (3) The local planning authority shall notify owners or occupiers of any adjoining premises about the proposed development by serving on them a notice which—
- (a) describes the proposed development, including—
 - (i) how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - (ii) the maximum height of the enlarged part of the dwellinghouse; and
 - (iii) the height of the eaves of the enlarged part of the dwellinghouse;
 - (b) provides the address of the proposed development;
 - (c) specifies the date when the information referred to in paragraph (2) was received by the local planning authority and the date when the period referred to in paragraph (8)(c) would expire; and
 - (d) specifies the date (being not less than 21 days from the date of the notice) by which representations are to be received by the local planning authority.
- (4) The local planning authority must send a copy of the notice referred to in paragraph (3) to the developer.
- (5) Where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.
- ~~(6) The local planning authority may require the developer to submit such further information regarding the proposed development as the local planning authority may reasonably require in order to consider the impact of the proposed development on the amenity of any adjoining premises.~~
- (6) The local planning authority may require the developer to submit such further information regarding the proposed development as the authority may reasonably require in order to determine the application.
- (7) The local planning authority shall, when considering the impact referred to in paragraphs (5) and (6)—
- (a) take into account any representations made as a result of the notice given under paragraph (3); and
 - (b) consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.
- (8) The development shall not be begun before the occurrence of one of the following—
- (a) the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;
 - (b) the receipt by the developer from the local planning authority of a written notice giving their prior approval; or
 - (c) the expiry of 42 days following the date on which the information referred to in paragraph (2) was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.
- (9) The development shall be carried out—
- (a) where prior approval is required, in accordance with the details approved by the local planning authority;

(b) where prior approval is not required, or where paragraph (8)(c) applies, in accordance with the information provided under paragraph (2),

unless the local planning authority and the developer agree otherwise in writing.

(9A) The local planning authority may grant prior approval unconditionally or subject to conditions reasonably related to the impact of the proposed development on the amenity of any adjoining premises.

(10) The development shall be completed on or before 30th May 2016.

(11) The developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion.

(12) The notification referred to in paragraph (11) shall be in writing and shall include—

- (a) the name of the developer;
 - (b) the address or location of the development, and
 - (c) the date of completion.
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OTHER RELEVANT DOCUMENTS:

PART 1 OF THE GPDO - CURRENT LEGISLATION:

- April 2015: SI 2015 No. 596 - The Town and Country Planning (General Permitted Development) (England) Order 2015 ([link](#)).
- April 2016: SI 2016 No. 332 - The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2016 ([link](#)) ([link](#)).
- April 2017: SI 2017 No. 391 - The Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2017 ([link](#)).
- April 2018 and June 2018: SI 2018 No. 119 - The Town and Country Planning (Local Authority Consultations etc.) (England) Order 2018 ([link](#)).
- May 2019: SI 2019 No. 907 - The Town and Country Planning (Permitted Development, Advertisement and Compensation Amendments) (England) Regulations 2019 ([link](#)).
- August 2020: SI 2020 No. 632 - The Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 ([link](#)).
- April 2021: SI 2021 No. 428 - The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) Order 2021 ([link](#)).
- August 2021: SI 2021 No. 814 - The Town and Country Planning (General Permitted Development etc.) (England) (Amendment) (No. 2) Order 2021 ([link](#)).

PART 1 OF THE GPDO - SUPERSEDED LEGISLATION:

- October 2008: SI 2008 No. 2362 - The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008 ([link](#)) ([link](#)).
- May 2013: SI 2013 No. 1101 - The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 ([link](#)).
- April 2014: SI 2014 No. 564 - The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 ([link](#)).

PART 1 OF THE GPDO - CURRENT GUIDANCE DOCUMENTS:

- May 2009: Guidance on the Permeable Surfacing of Front Gardens ([link](#)).
- September 2019: Permitted development rights for householders - Technical Guidance ([link](#)).
- November 2019: Application to determine if prior approval is required for a proposed - Larger Home Extension (Version 2019) ([link](#)).
- Ongoing (from March 2014 onwards): MHCLG "Planning practice guidance" ([link](#)).
- Section: "What are permitted development rights" ([link](#)).

PART 1 OF THE GPDO - EXPLANATORY MEMORANDUMS:

- May 2013: Explanatory Memorandum to SI 2013 No. 1101 ([link](#)).
- March 2014: Explanatory Memorandum to SI 2014 No. 564 ([link](#)).
- March 2015: Explanatory Memorandum to SI 2015 No. 596 and SI 2015 No. 597 and SI 2015 No. 598 ([link](#)).
- March 2016: Explanatory Memorandum to SI 2016 No. 331 and SI 2016 No. 332 ([link](#)).
- March 2017: Explanatory Memorandum to SI 2017 No. 391 and SI 2017 No. 392 ([link](#)).
- January 2018: Explanatory Memorandum to SI 2018 No. 119 ([link](#)).
- May 2019: Explanatory Memorandum to SI 2019 No. 907 ([link](#)).
- June 2020: Explanatory Memorandum to SI 2020 No. 632 ([link](#)).
- March 2021: Explanatory Memorandum to SI 2021 No. 428 ([link](#)).
- July 2021: Explanatory Memorandum to SI 2021 No. 814 ([link](#)).

PART 1 OF THE GPDO - OTHER BACKGROUND INFORMATION FOR LARGER REAR EXTENSIONS:

- For highly detailed background information for the system of larger rear extensions, please view the [“Part 1 of the GPDO - Larger Rear Extensions - Background Information”](#) page on the Planning Jungle website.
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