Part 1 of the GPDO - Visual Guide (FREE VERSION)

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Introduction:
This is one of a number of documents produced by Planning Jungle Limited (www.planningjungle.com). This company provides one of the most comprehensive resources available relating to householder permitted development legislation, and one of the only sources of consolidated versions of planning secondary legislation.

About this document:
This is the free version of the “Part 1 of the GPDO - Visual Guide” document, which provides a visual guide to Part 1 of the GPDO. This free version is accessible by anyone, including people who are not members of the Planning Jungle website. As such, you are welcome to distribute this document in its original form (i.e. without alterations).

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### What to check BEFORE giving advice on householder permitted development rights:

<table>
<thead>
<tr>
<th>Question</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Is the property a HOUSE?</strong></td>
<td>(Part 1 of the GPDO applies to C3 houses, <em>might</em> apply to C4 “small” HMOs* and sui generis “large” HMOs*, but does <strong>not</strong> apply to flats (including maisonettes)).</td>
</tr>
<tr>
<td><strong>Is the property a LISTED building?</strong></td>
<td>(For a listed building, Class E doesn’t apply, and most PD works will still require listed building consent (which is a separate requirement)).</td>
</tr>
<tr>
<td><strong>Is the property on ARTICLE 2(3) land (Conservation Area, AONB, National Park, Broads, WHS)?</strong></td>
<td>(On article 2(3) land, Classes AA and B don’t apply, and Classes A, E, G, and H become more restrictive).</td>
</tr>
<tr>
<td><strong>Have PD rights been removed by an ARTICLE 4 direction?</strong></td>
<td>(An article 4 direction may remove some or all of the property’s PD rights).</td>
</tr>
<tr>
<td><strong>Have PD rights been removed (or affected) by a CONDITION on a previous planning permission?</strong></td>
<td>(This could be an issue if the property was built, or converted from another use, from 1948 onwards, or even if the property has been extended since 1948).</td>
</tr>
<tr>
<td><strong>Has the property PREVIOUSLY been extended?</strong></td>
<td>(Some of the PD limitations and conditions are affected by existing extensions, particularly if the new extension would be attached to an existing extension).</td>
</tr>
</tbody>
</table>

### Also remember:
- For a larger single storey rear extension under Class A, or for any works under Class AA, the development must **not** begin before the developer successfully completes the **prior approval process**, and it’s also necessary to check whether the property is on a **Site of Special Scientific Interest** (SSSI).
- The Part 1 Classes do **not** apply to a dwellinghouse that was converted under Part 3 Classes M, N, P, PA, or Q [or O in the case of Class AA].
- The Part 1 Classes do **not** apply to a dwellinghouse that was built under Part 20.
- It’s **not** possible to combine (as a single operation) PD works with works that are granted PP by the LPA. For example, if the LPA grants PP for an extension with a door, it’s **not** possible to build an extension with a window by relying on the PP from the LPA for the extension and PD rights for the window.
- PD rights do **not** apply where the existing building or use is unlawful (see article 3(5) of the GPDO).
- (*) Note: For different conclusions as to whether Part 1 of the GPDO applies to HMOs, see the “**Part 1 of the GPDO - GENERAL Appeal Decisions**” document.
Typical 1930s-1950s Council house with a rectangular footprint
CLASS A - GENERAL EXTENSIONS AND ALTERATIONS:

“The enlargement, improvement or other alteration of a dwellinghouse”

OTHER LIMITATIONS:
- No verandah, balcony, or raised platform.
- No two-storey side extension.
- Two-storey extension ≥ 7m to rear boundary.

SIDE projection:
- ≤ ½ width of original house.

REAR projection if SINGLE storey:
• (*) ≤ 3m for terrace or semi-detached house.
• (*) ≤ 4m for detached house.

REAR projection if TWO-storey:
- ≤ 3m.

CONDITIONS:
- Materials “of a similar appearance” to existing house.
- Upper-floor side windows obscure-glazed and non-opening.
- Roof pitch of two-storey extension same as original house.

EAVES height:
- ≤ 3m if within 2m of a boundary.
- Not higher than eaves of house.

MAX height:
- ≤ 4m if single storey.
- Not higher than ridge-line of house.

(*) NOTE: For the system of larger rear extensions, see the next page.

≤ 50% coverage of original garden.

ARTICLE 2(3) LAND:
- No cladding.
- No side extension.
- No two-storey rear extension.

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ARTICLE 2(3) LAND:

- NOT allowed on article 2(3) land NOR on a Site of Special Scientific Interest (SSSI).

CLASS A - LARGER SINGLE STOREY REAR EXTENSIONS (from 30/05/2013 onwards):

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

REAR projection if SINGLE storey:
- $\leq 6m$ for terrace or semi-detached house.
- $\leq 8m$ for detached house.

REAR projection if TWO-storey:
- Not allowed.

OTHER LIMITATIONS AND CONDITIONS:
- The larger rear extension must comply with all of the limitations and conditions shown on the previous page (unless shown otherwise on this current page).

IMPORTANT NOTE:
- The development must not begin before the developer successfully completes the prior approval process. For more information, see the following: “Part 1 of the GPDO - Larger Rear Extensions - Guide”

ARTICLE 2(3) LAND:
- NOT allowed on article 2(3) land NOR on a Site of Special Scientific Interest (SSSI).
CLASS AA - ADDITIONAL STOREYS (from 31/08/2020 onwards):

“The enlargement of a dwellinghouse consisting of the construction of [up to two additional storeys / one additional storey] ...”

Max height \( \leq 18\text{m} \).

Roof pitch same as existing house.

FLOOR to CEILING height (internal):
- \( \leq 3\text{m} \), AND
- \( \leq \) Floor to ceiling height of the shortest storey of the “principal part” of existing house.

Class AA does NOT apply if the house was built either:
- Before 01/07/1948.
- After 28/10/2018.

Other limitations and conditions:
- Resulting house must be C3 dwellinghouse.
- Similar materials, and no side windows.
- See legislation for full info.

Important note:
- The development must not begin before the developer receives from the LPA a notice granting prior approval.
- For more information, see the following:
  “Part 1 of the GPDO – Summary of Amendments since 2013”

Article 2(3) land:
- Class AA does NOT apply on article 2(3) land NOR on a Site of Special Scientific Interest (SSSI).

Note: Any additional storey must be on the “principal part” of existing house.

Height if existing house = 1 storey:
- \( \leq 1 \) additional storey.
- \( \leq 3.5\text{m} \) above existing house.
- \( \leq 3.5\text{m} \) above highest other attached building.

Height if existing house \( \geq 2 \) storeys:
- \( \leq 2 \) additional storeys.
- \( \leq 7\text{m} \) above existing house.
- \( \leq 3.5\text{m} \) above highest other attached building.
CLASS B - ROOF EXTENSIONS:

“The enlargement of a dwellinghouse consisting of an addition or alteration to its roof”

- Not higher than ridge-line of house.
- VOLUME:
  - \( \leq 40 \text{m}^3 \) for terrace house.
  - \( \leq 50 \text{m}^3 \) for semi-detached or detached house.
- Must not extend beyond a principal elevation that fronts a highway.

OTHER LIMITATIONS:
- Class B does NOT apply if Class AA used.
- No verandah, balcony, or raised platform.
- (See Class G for chimney, flue, SVP).

CONDITIONS:
- Materials “of a similar appearance” to existing house.
- Side windows obscure-glazed and non-opening.

ARTICLE 2(3) LAND:
- Class B does NOT apply on article 2(3) land.

Note: For different conclusions as to whether it’s possible to cover the party wall, see the Planning Jungle website.

Set back \( \geq 20 \text{cm} \) from eaves (does not apply to hip-to-gable, etc) and must not extend beyond outside face of wall.
CLASS C - ROOFLIGHTS AND RE-ROOFING:

“Any other alteration to the roof of a dwellinghouse”

- **Protrusion ≤ 15cm.**

- **Not higher than ridge-line of house.**

**OTHER LIMITATIONS:**
- (See Class G for chimney, flue, SVP).
- (See Part 14 Class A for solar panels).

**CONDITIONS:**
- Side windows obscure-glazed and non-opening.
  - (No restrictions relating to materials).

**ARTICLE 2(3) LAND:**
- (No additional requirements).
CLASS D - PORCHES:

“The erection or construction of a porch outside any external door of a dwellinghouse”

OTHER LIMITATIONS:
• (None).

CONDITIONS:
• (No restrictions relating to materials).

ARTICLE 2(3) LAND:
• (No additional requirements).

Max height $\leq 3\text{m}$. 
Area of porch $\leq 3m^2$. 
Porch $\geq 2\text{m}$ from highway.
CLASS E - OUTBUILDINGS AND POOLS:

“... any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such ...”

Not forward of the principal elevation.

EAVES height:
• ≤ 2.5m.

MAX height:
• ≤ 2.5m if within 2m of a boundary.
Otherwise:
• ≤ 4m if roof is dual-pitched.
• ≤ 3m if roof is not dual-pitched.

OTHER LIMITATIONS AND CONDITIONS:
• No verandah, balcony, or raised platform.
• Not within the curtilage of a listed building.
  • (No restrictions relating to materials).

IMPORTANT NOTE:
• The use of the outbuilding (or pool) must be “incidental” to the main house (e.g. garage, store room, games room, home gym, swimming pool, etc). The outbuilding can NOT normally include a bedroom, a bathroom, or a kitchen.

ARTICLE 2(3) LAND:
• Not allowed between a side elevation and a boundary. Also, see legislation if AONB, National Park, Broads, or WHS.

Must be single storey.

≤ 50% coverage of original garden.
ARTICLE 2(3) LAND:
• (No additional requirements).

OTHER LIMITATIONS:
• (There are no restrictions if the hard surface is EITHER \( \leq 5\text{m}^2 \) OR not between the principal elevation and a highway).

CONDITIONS:
• (None).

CLASS F - HARD SURFACES:
The provision or replacement of “... a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such ...”

If the hard surface is BOTH \( > 5\text{m}^2 \) AND between the principal elevation and a highway, then it must be either:
• Non-porous (shown in white) but run-off to a porous area within the curtilage of the house.
  or
• Porous (shown in blue).
CLASS G - CHIMNEYS, FLUES, SVPs:

“The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse”

ARTICLE 2(3) LAND:

• Not ≥ 1m higher than ridge-line of house.

OTHER LIMITATIONS:

• (None).

CONDITIONS:

• (None).

ARTICLE 2(3) LAND:

• Not allowed on a principal or side elevation that fronts a highway.
CLASS H - SATELLITE DISHES:

“The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse”

If on chimney:
- Length ≤ 60cm.
- No higher than chimney.

If not on chimney:
- Length ≤ 100cm.
- No higher than chimney or 60cm above ridge-line (whichever lower).

Maximum of 2 satellite dishes:
- One ≤ 100cm.
- Other ≤ 60cm.

OTHER LIMITATIONS:
- Cubic capacity ≤ 35 litres.
- See legislation for full info.

CONDITIONS:
- Must be sited to minimise its effect on the external appearance of the building (so far as practicable).
- Must be removed if no longer needed.

ARTICLE 2(3) LAND:
- Not on elevation that faces highway (assuming visible).
- See legislation for full info.
Typical Victorian house with a two-storey rear projection (i.e. an “outrigger”)
Note:

The remaining set of illustrations is only available within the full version of the “Part 1 of the GPDO - Visual Guide” document, which is only accessible by members of the Planning Jungle website.

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