

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 legislation:

Is the property a HOUSE?

(Part 1 of the GPDO applies to C3 houses, *probably* applies to C4 "small" HMOs* and sui generis "large" HMOs*, but does **not** apply to flats or maisonettes).

Is the property a LISTED building?

(For a listed building, Class E doesn't apply, and most PD works will still require an application for listed building consent).

Is the property on ARTICLE 2(3) land (Conservation Area, AONB, National Park, Broads, WHS)?

(On article 2(3) land, Class B doesn't apply, and Classes A, E, G, H become more restrictive).

Have PD rights been removed by an ARTICLE 4 direction?

(An article 4 direction may remove some or all of the property's PD rights).

Have PD rights been removed by a CONDITION on a previous planning permission?

(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).

Has the property PREVIOUSLY been extended?

(Some of the PD limitations and conditions are affected by existing extensions, particularly if the new extension would be attached to an existing extension).

Also remember:

- For the system of larger single storey rear extensions (from 30/05/2013 onwards), it's also necessary to check whether the property is on a **Site of Special Scientific Interest** (SSSI), and it's important to remember that it's **not** possible to follow the notification and prior approval process retrospectively.
- The Part 1 Classes do **not** apply if permission to use the property as a house has been granted only by virtue of Part 3 Classes M, N, P, PA, or Q.
- It's **not** possible to combine (as a single operation) PD works with works that are granted PP by the LPA. For example, if someone is granted PP by the LPA for an extension with a door, they can't 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 to buildings or uses that are 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 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 $\geq 7\text{m}$ to rear boundary.

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.

ARTICLE 2(3) LAND:

- No cladding.
- No side extension.
- No two-storey rear extension.

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

Important Note: These larger rear extensions are subject to the notification and prior approval process



REAR projection if SINGLE storey:

- $\leq 6\text{m}$ for terrace or semi-detached house.
- $\leq 8\text{m}$ for detached house.

REAR projection if TWO-storey:

- **Not** allowed.

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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).

NOTIFICATION AND PRIOR APPROVAL PROCESS:

- **BEFORE** starting the larger rear extension, the developer must successfully complete the notification and prior approval process. For further info, see the following: ["Part 1 of the GPDO - Larger Rear Extensions - Guide"](#)

ARTICLE 2(3) LAND:

- These larger rear extensions are **NOT** allowed on article 2(3) land **NOR** on a Site of Special Scientific Interest (SSSI).

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.

Set back $\geq 20\text{cm}$
from eaves (does
not apply to hip-
to-gable) and
must not extend
beyond outside
face of wall.



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OTHER LIMITATIONS:

- 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.

CLASS C - ROOFLIGHTS AND RE-ROOFING:

"Any other alteration to the roof of a dwellinghouse"



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).

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 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.

Must be single storey.

≤ 50% coverage of original garden.

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:

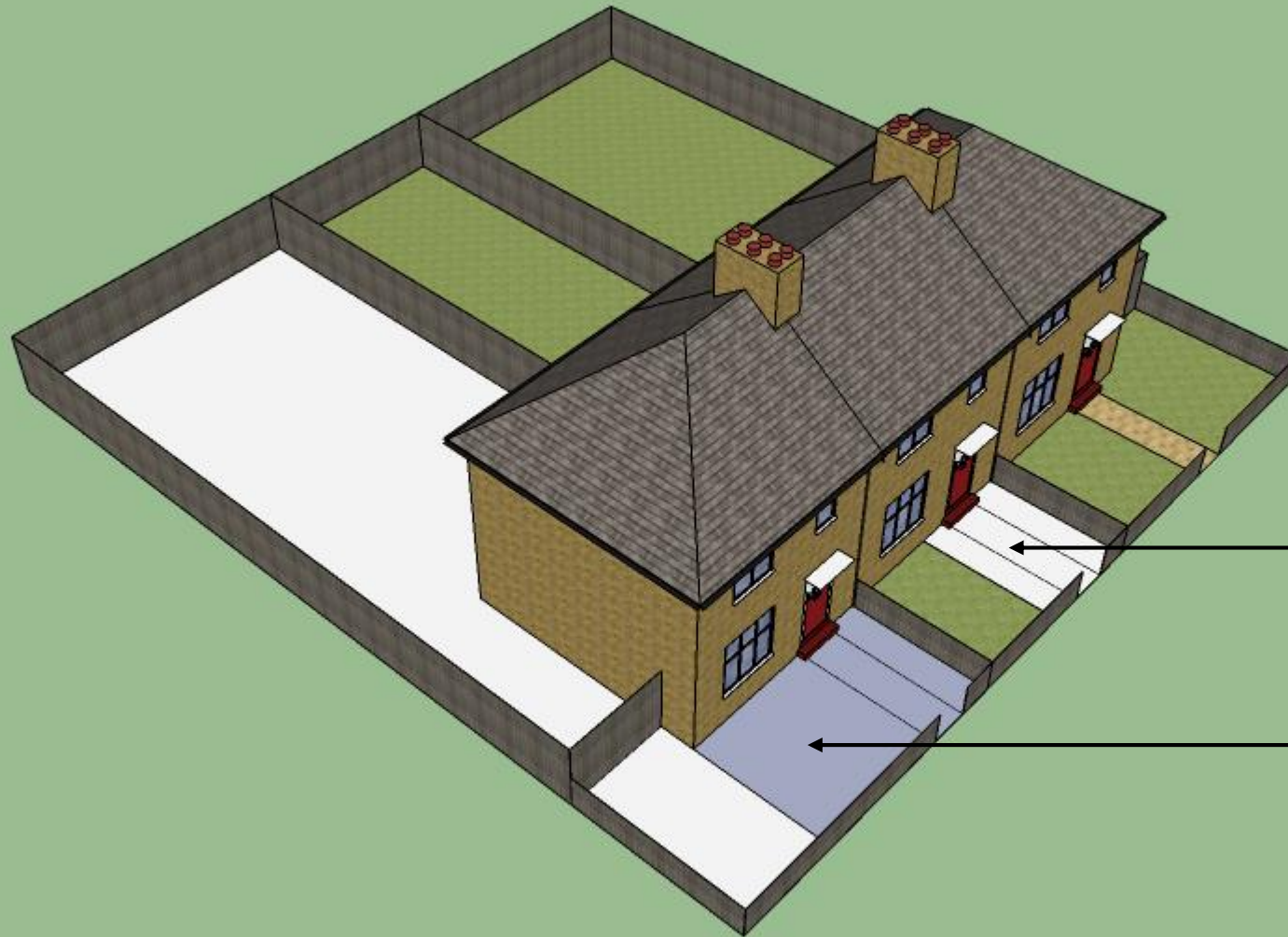
The use of the outbuilding (or pool) must be "incidental" to the main house (e.g. garage, store room, games room, home gym, swimming pool, etc). The outbuilding can NOT normally include a bedroom, a bathroom, or a kitchen.

ARTICLE 2(3) LAND:

- Not permitted between a side elevation and a boundary. Also, see legislation if AONB, National Park, Broads, or WHS.

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).

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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).

ARTICLE 2(3) LAND:

- (No additional requirements).

CLASS G - CHIMNEYS, FLUES, SVPs:

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



OTHER LIMITATIONS:

- (None).

CONDITIONS:

- (None).

ARTICLE 2(3) LAND:

- Not 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 \leq 60cm.
- No higher than chimney.

If not on chimney:

- length \leq 100cm.
- No higher than chimney or 60cm above ridge-line (whichever lower).

Maximum of 2 satellite dishes:

- one \leq 100cm.
- other \leq 60cm.

OTHER LIMITATIONS:

- Cubic capacity \leq 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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