

PLANNING AND DEVELOPMENT REGULATIONS 2001 – 2015

**Extract from Unofficial Consolidation of Regulations
concerning the main **Conditions and Limitations on Exempted
Development relating to Private Dwellings****

This version Updated to 10th September 2015

SCHEDULE 2

ARTICLE 6

PART 1

Exempted Development — General

<p>Column 1 Description of Development</p>	<p>Column 2 Conditions and Limitations</p>
<p><i>Development within the curtilage of a house</i></p> <p>CLASS 1 The extension of a house, by the construction or erection of an extension (including a conservatory) to the rear of the house or by the conversion for use as part of the house of any garage, store, shed or other similar structure attached to the rear or to the side of the house.</p>	<p>1. (a) Where the house has not been extended previously, the floor area of any such extension shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached, the floor area of any extension above ground level shall not exceed 12 square metres.</p> <p>(c) Subject to paragraph (a), where the house is detached, the floor area of any extension above ground level shall not exceed 20 square metres.</p> <p>2. (a) Where the house has been extended previously, the floor area of any such extension, taken together with the floor area of any previous extension or extensions constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed 40 square metres.</p> <p>(b) Subject to paragraph (a), where the house is terraced or semi-detached and has been extended previously, the floor area of any extension above ground level taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October</p>

1964, including those for which planning permission has been obtained, shall not exceed **12 square metres**.

- (c) Subject to paragraph (a), where the house is detached and has been extended previously, the floor area of any extension above ground level, taken together with the floor area of any previous extension or extensions above ground level constructed or erected after 1 October 1964, including those for which planning permission has been obtained, shall not exceed **20 square metres**.

3. Any above ground floor extension shall be a distance of not less than **2 metres** from any party boundary.

4. (a) Where the rear wall of the house does not include a gable, the height of the walls of any such extension shall not exceed the height of the rear wall of the house.

(b) Where the rear wall of the house includes a gable, the height of the walls of any such extension shall not exceed the height of the side walls of the house.

(c) The height of the highest part of the roof of any such extension shall not exceed, in the case of a flat roofed extension, the height of the eaves or parapet, as may be appropriate, or, in any other case, shall not exceed the height of the highest part of the roof of the dwelling.

5. The construction or erection of any such extension to the rear of the house shall not reduce the area of private open space, reserved exclusively for the use of the occupants of the house, to the rear of the house to less than **25 square metres**.

6. (a) Any window proposed at ground

	<p>level in any such extension shall not be less than 1 metre from the boundary it faces.</p> <p>(b) Any window proposed above ground level in any such extension shall not be less than 11 metres from the boundary it faces.</p> <p>(c) Where the house is detached and the floor area of the extension above ground level exceeds 12 square metres, any window proposed at above ground level shall not be less than 11 metres from the boundary it faces.</p> <p>7. The roof of any extension shall not be used as a balcony or roof garden.</p>
<p>CLASS 2</p> <p>(a) The provision as part of a heating system of a house, of a chimney or flue, boiler house or fuel storage tank or structure.</p> <p>(b) The construction, erection or placing within the curtilage of a house of a wind turbine.</p>	<p>The capacity of an oil storage tank shall not exceed 3,500 litres.</p> <ol style="list-style-type: none"> 1. The turbine shall not be erected on or attached to the house or any building or other structure within its curtilage. 2. The total height of the turbine shall not exceed 13 metres. 3. The rotor diameter shall not exceed 6 metres. 4. The minimum clearance between the lower tip of the rotor and ground level shall not be less than 3 metres. 5. The supporting tower shall be a distance of not less than the total structure height (including the blade of the turbine at the highest point of its arc) plus one metre from any party boundary. 6. Noise levels must not exceed 43db(A) during normal operation, or in excess of 5db(A) above the background noise,

<p>(c) The installation or erection of a solar panel on, or within the curtilage of a house, or any buildings within the curtilage of a house.</p>	<p>whichever is greater, as measured from the nearest neighbouring inhabited dwelling.</p> <ol style="list-style-type: none"> 7. No more than one turbine shall be erected within the curtilage of a house. 8. No such structure shall be constructed, erected or placed forward of the front wall of a house. 9. All turbine components shall have a matt, non-reflective finish and the blade shall be made of material that does not deflect telecommunication signals. 10. No sign, advertisement or object, not required for the functioning or safety of the turbine shall be attached to or exhibited on the wind turbine. <ol style="list-style-type: none"> 1. The total aperture area of any such panel, taken together with any other such panel previously placed on or within the said curtilage, shall not exceed 12 square metres or 50% of the total roof area, whichever is the lesser. 2. The distance between the plane of the wall or a pitched roof and the panel shall not exceed 15 centimetres. 3. The distance between the plane of a flat roof and the panel shall not exceed 50 centimetres. 4. The solar panel shall be a minimum of 50cm from any edge of the wall or roof on which it is mounted. 5. The height of a free-standing solar array shall not exceed 2 metres, at its highest point, above ground level. 6. A free-standing solar array shall not be placed on or forward of the front wall of a house. 7. The erection of any free standing solar array shall not reduce the area of private
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<p>(d) The installation on or within the curtilage of a house of a ground heat pump system (horizontal and vertical) or an air source heat pump.</p>	<p>open space, reserved exclusively for the use of the occupants of the house, to the rear or to the side of the house to less than 25 square metres.</p> <ol style="list-style-type: none"> 1. The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground. 2. The total area of such a heat pump, taken together with any other such pump previously erected, shall not exceed 2.5 square metres. 3. The heat pump shall be a minimum of 50cm from any edge of the wall or roof on which it is mounted. 4. No such structure shall be erected on, or forward of, the front wall or roof of the house. 5. Noise levels must not exceed 43db(A) during normal operation, or in excess of 5db(A) above the background noise, whichever is greater, as measured from the nearest neighbouring inhabited dwelling.
<p>CLASS 3 The construction, erection or placing within the curtilage of a house of any tent, awning, shade or other object, greenhouse, garage, store, shed or other similar structure.</p>	<ol style="list-style-type: none"> 1. No such structure shall be constructed, erected or placed forward of the front wall of a house. 2. The total area of such structures constructed, erected or placed within the curtilage of a house shall not, taken together with any other such structures previously constructed, erected or placed within the said curtilage, exceed 25 square metres. 3. The construction, erection or placing within the curtilage of a house of any such structure shall not reduce the amount of private open space reserved exclusively for the use of the occupants of the house to the rear or to the side of the house to less than 25 square metres.

	<ol style="list-style-type: none"> 4. The external finishes of any garage or other structure constructed, erected or placed to the side of a house, and the roof covering where any such structure has a tiled or slated roof, shall conform with those of the house. 5. The height of any such structure shall not exceed, in the case of a building with a tiled or slated pitched roof, 4 metres or in any other case, 3 metres. 6. The structure shall not be used for human habitation or for the keeping pigs, poultry, pigeons, ponies or horse or for any other purpose other than a purpose incidental to the enjoyment of the house as such.
<p>CLASS 4</p> <p>(a) The erection of a wireless or television antenna, other than a satellite television signal receiving antenna, on the roof of a house.</p> <p>(b) The erection on or within the curtilage of a house, of a dish type antenna used for the receiving and transmitting of signals from satellites.</p>	<p>The height of the antenna above the roof of the house shall not exceed 6 metres.</p> <ol style="list-style-type: none"> 1. Not more than one such antenna shall be erected on, or within the curtilage of a house. 2. The diameter of any such antenna shall not exceed 1 metre. 3. No such antenna shall be erected on, or forward of, the front wall of the house. 4. No such antenna shall be erected on the front roof slope of the house or higher than the highest part of the roof of the house.
<p>CLASS 5</p> <p>The construction, erection or alteration, within or bounding the curtilage of a house, of a gate, gateway, railing or wooden fence or a wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.</p>	<ol style="list-style-type: none"> 1. The height of any such structure shall not exceed 2 metres or, in the case of a wall or fence within or bounding any garden or other space in front of a house, 1.2 metres.

	<p>2. Every wall other than a dry or natural stone wall bounding any garden or other space shall be capped and the face of any wall of concrete or concrete block (other than blocks with decorative finish) which will be visible from any road, path or public area, including public open space, shall be rendered or plastered.</p> <p>3. No such structure shall be a metal palisade or other security fence.</p>
<p>CLASS 6</p> <p>(a) The construction of any path, drain or pond or the carrying out of any landscaping works within the curtilage of a house.</p> <p>(b) Any works within the curtilage of a house for—</p> <p>(i) the provision to the rear of the house of a hard surface for use for any purpose incidental to the enjoyment of the house as such, or,</p> <p>(ii) the provision of a hard surface in the area of the garden forward of the front building line of the house, or in the area of the garden to the side of the side building line of the house, for purposes incidental to the enjoyment of the house as such.</p>	<p>The level of the ground shall not be altered by more than 1 metre above or below the level of the adjoining ground.</p> <p>Provided that the area of the hard surface is less than 25 square metres or less than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, whichever is the smaller,</p> <p>or</p> <p>if the area of the hard surface is 25 square metres or greater or comprises more than 50% of the area of the garden forward of the front building line of the house, or 50% of the area of the garden to the side of the side building line of the house, as the case may be, it shall be constructed using permeable materials or otherwise allow for rainwater to soak into the ground.</p>

<p>CLASS 7 The construction or erection of a porch outside any external door of a house.</p>	<ol style="list-style-type: none"> 1. Any such structure shall be situated not less than 2 metres from any road. 2. The floor area of any such structure shall not exceed 2 square metres. 3. The height of any such structure shall not exceed, in the case of a structure with a tiled or slated pitched roof, 4 metres or, in any other case, 3 metres.
<p>CLASS 8 The keeping or storing of a caravan, campervan or boat within the curtilage of a house.</p>	<ol style="list-style-type: none"> 1. Not more than one caravan, campervan or boat shall be so kept or stored. 2. The caravan, campervan or boat shall not be used for the storage, display, advertisement or sale of goods or for the purposes of any business. 3. No caravan, campervan or boat shall be so kept or stored for more than 9 months in any year or occupied as a dwelling while so kept or stored.
<p><i>Sundry Works</i></p> <p>CLASS 9 The construction, erection, renewal or replacement, other than within or bounding the curtilage of a house, of any gate or gateway.</p>	<p>The height of any such structure shall not exceed 2 metres.</p>
<p>CLASS 10 The plastering or capping of any wall of concrete blocks or mass concrete.</p>	
<p>CLASS 11 The construction, erection, lowering, repair or replacement, other than within or bounding the curtilage of a house, of –</p> <p>(a) any fence (not being a hoarding or sheet metal fence), or</p>	<ol style="list-style-type: none"> 1. The height of any new structure shall not exceed 1.2 metres or the height of the structure being replaced, whichever is the greater, and in any event shall not exceed 2 metres.

<p>(b) any wall of brick, stone, blocks with decorative finish, other concrete blocks or mass concrete.</p>	<p>2. Every wall, other than a dry or natural stone wall, constructed or erected bounding a road shall be capped and the face of any wall of concrete or concrete blocks (other than blocks of a decorative finish) which will be visible from any road, path or public area, including a public open space, shall be rendered or plastered.</p>