

# Amendment to GPDO

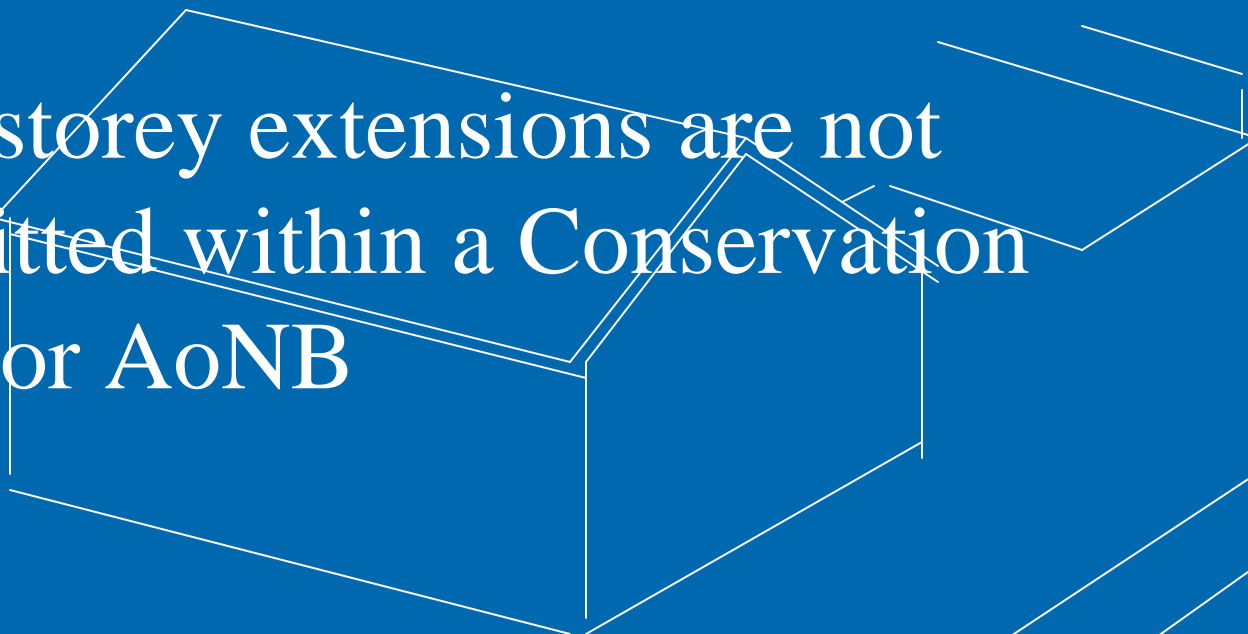
Householder Permitted  
Development

- Class A – Enlargement, improvement or other alteration to a dwelling house

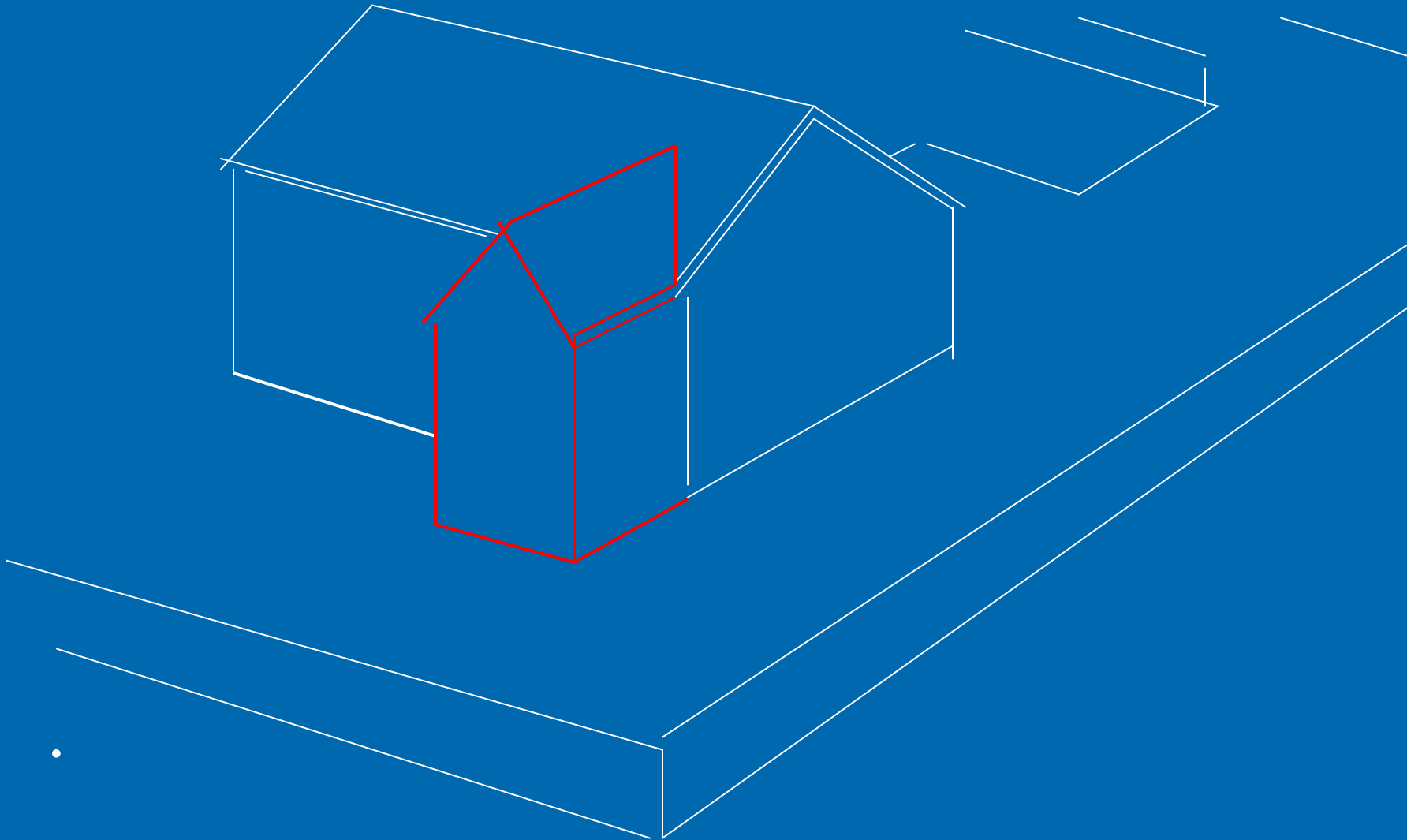
Two storey extension

# To Note

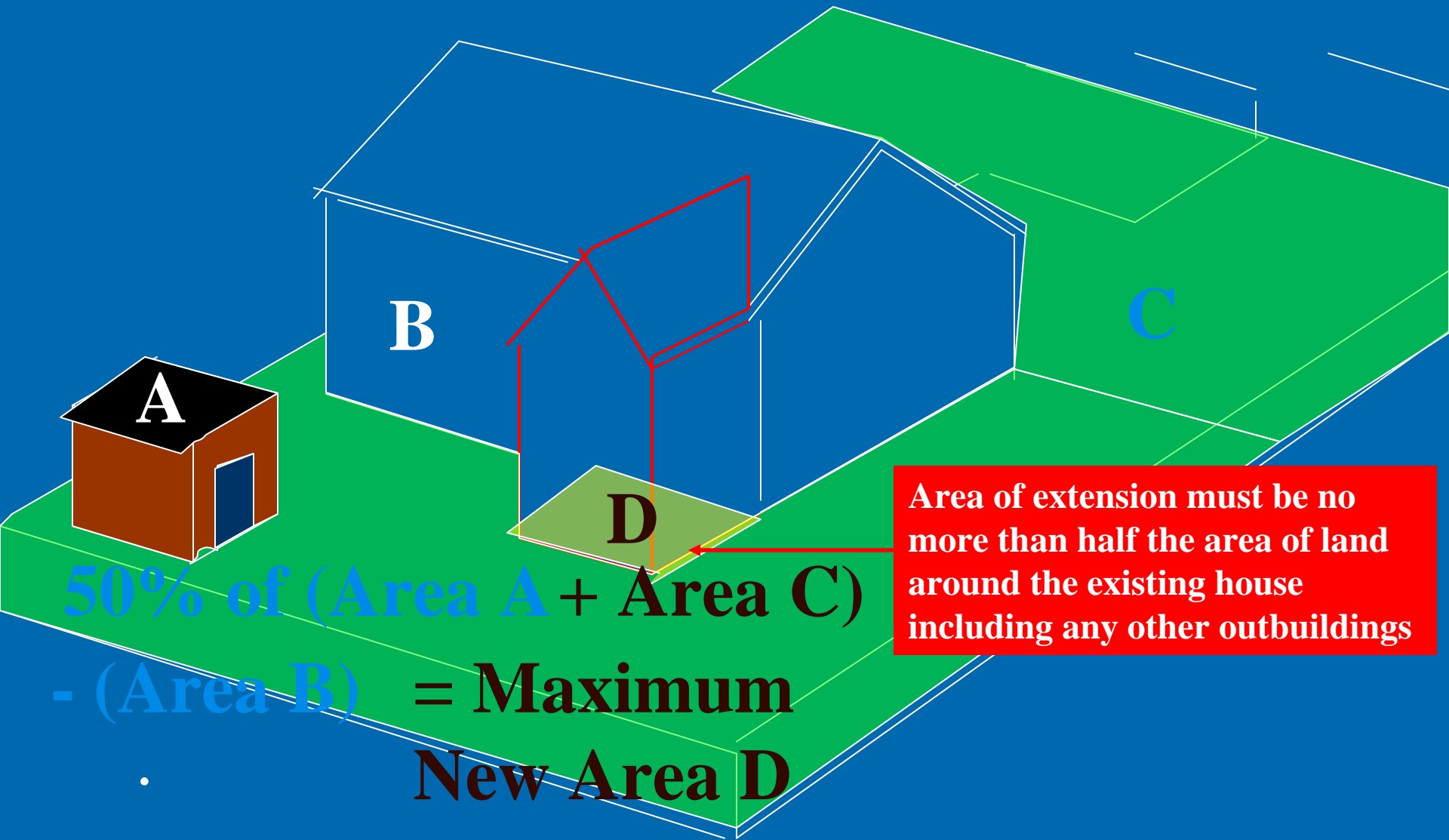
Two storey extensions are not permitted within a Conservation Area or AoNB



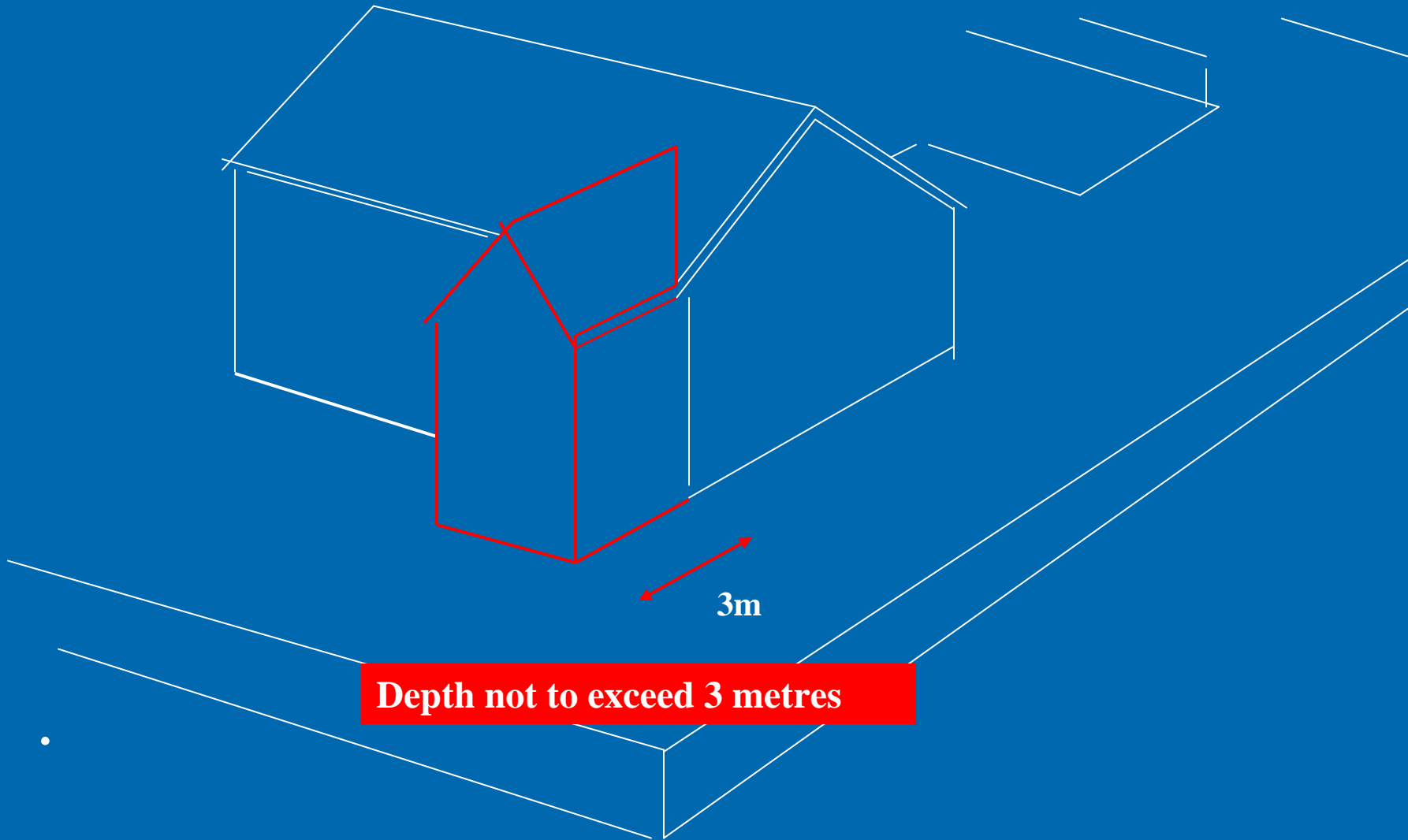
# Two storey extension



# Area of extension

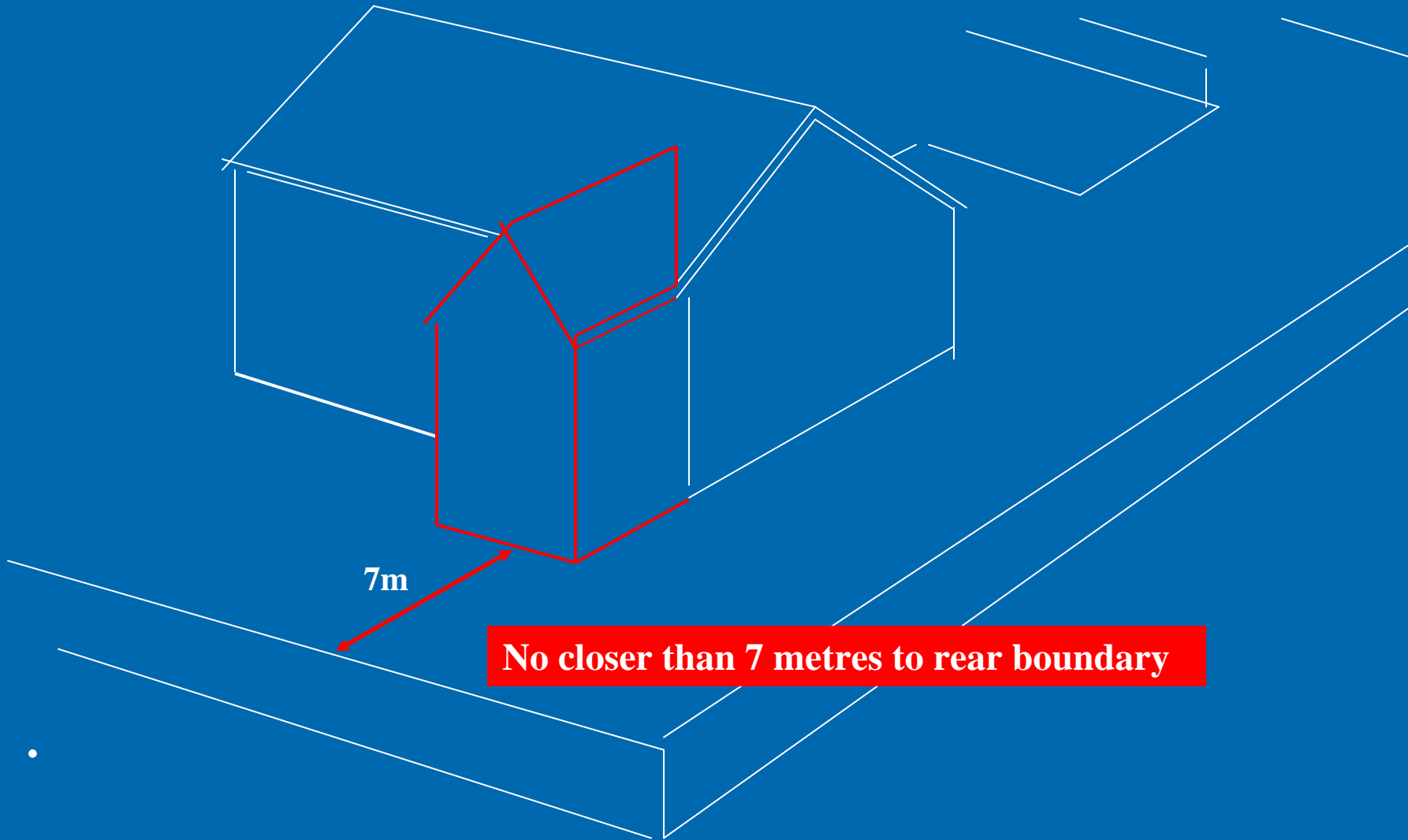


Depth not more than 3 m



**Depth not to exceed 3 metres**

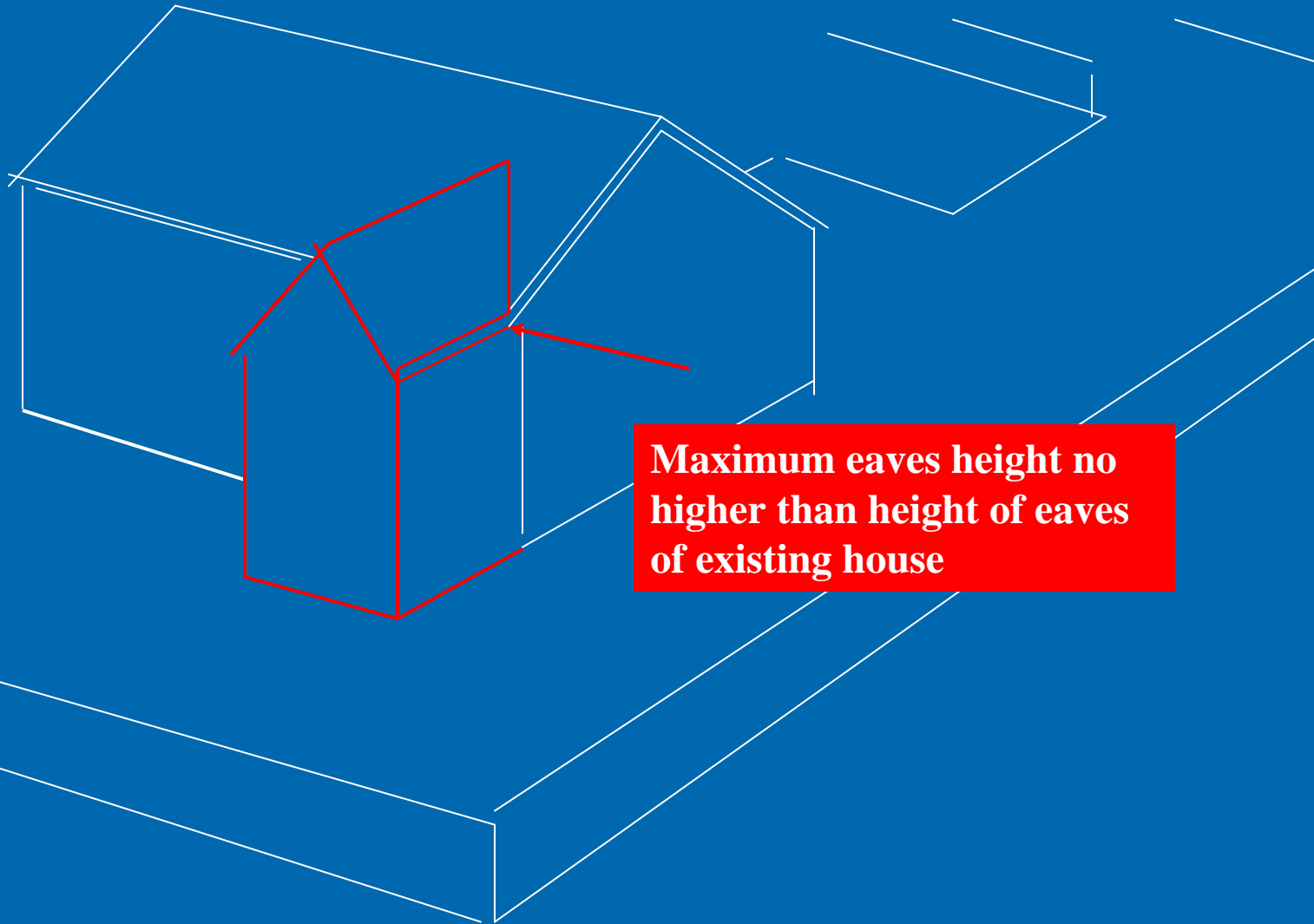
No closer than 7 metres to rear boundary



7m

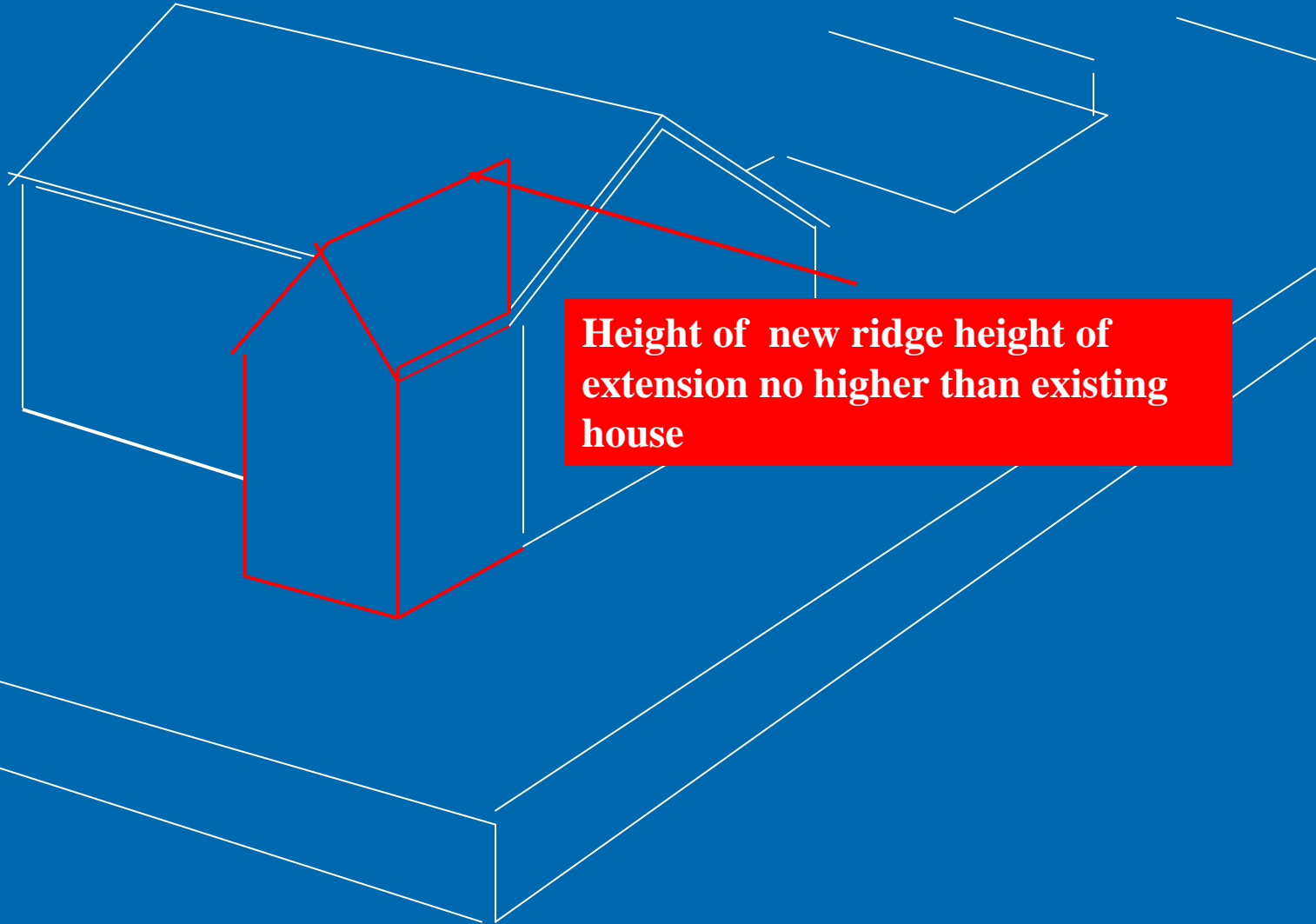
**No closer than 7 metres to rear boundary**

## Height of eaves



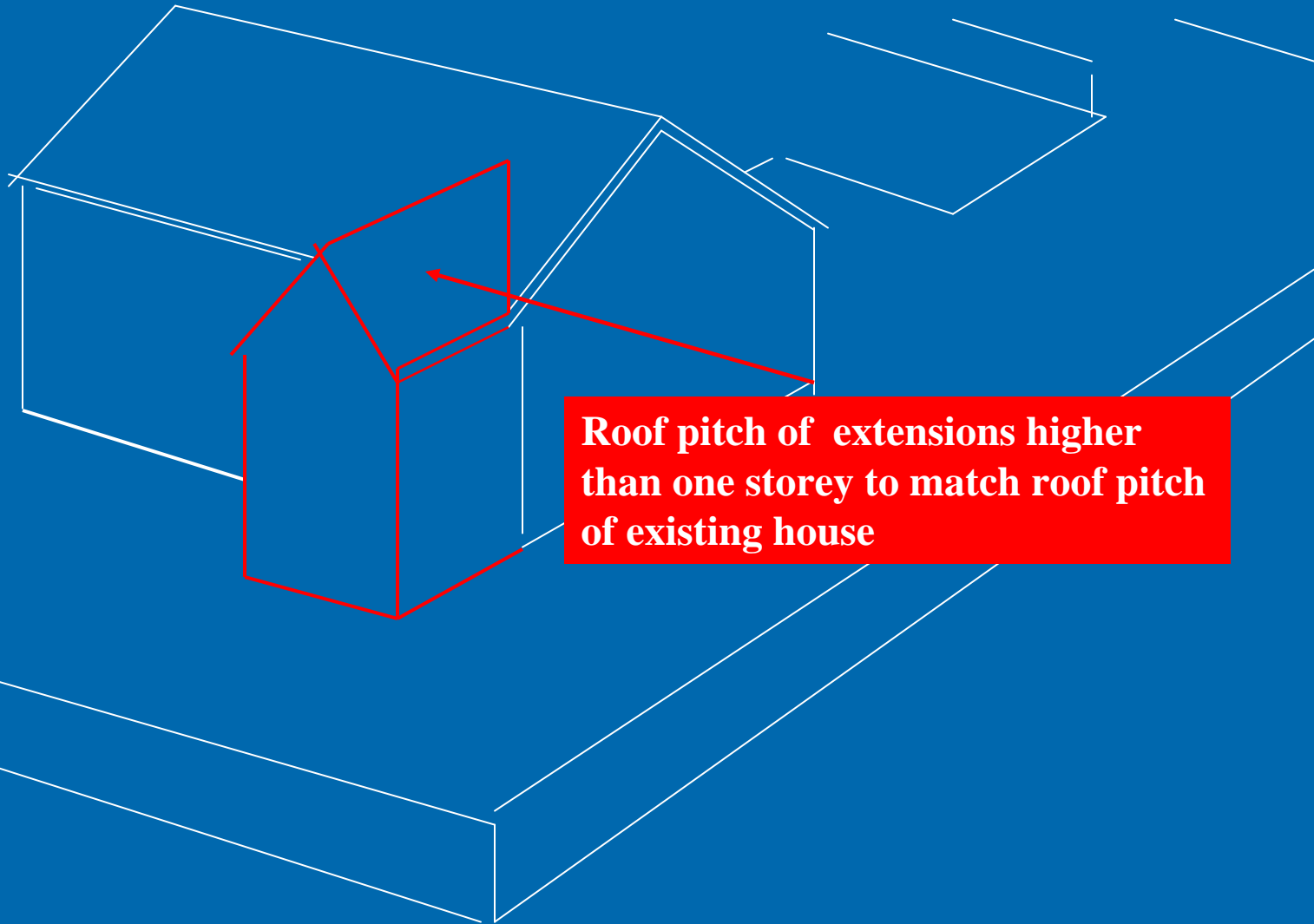
**Maximum eaves height no higher than height of eaves of existing house**

Height of roof



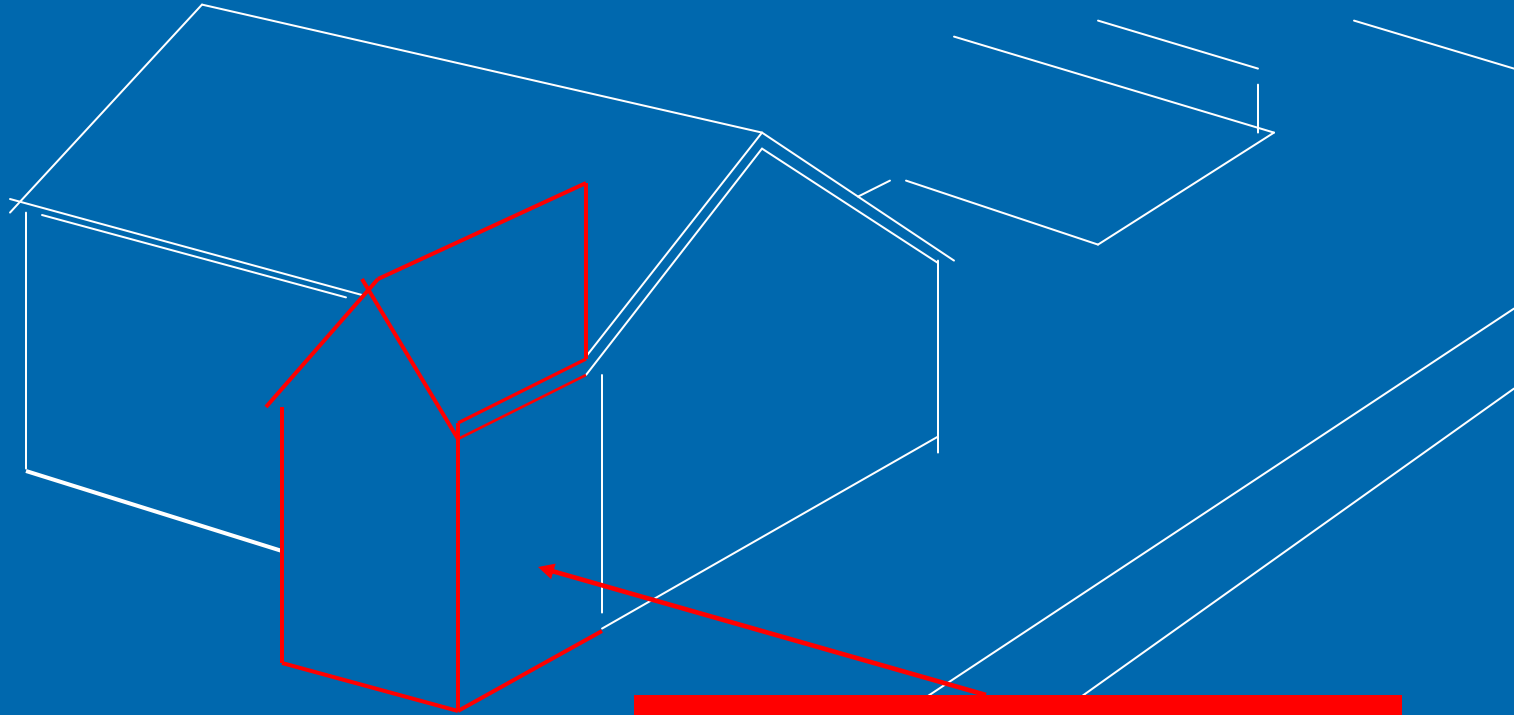
**Height of new ridge height of extension no higher than existing house**

Roof pitch



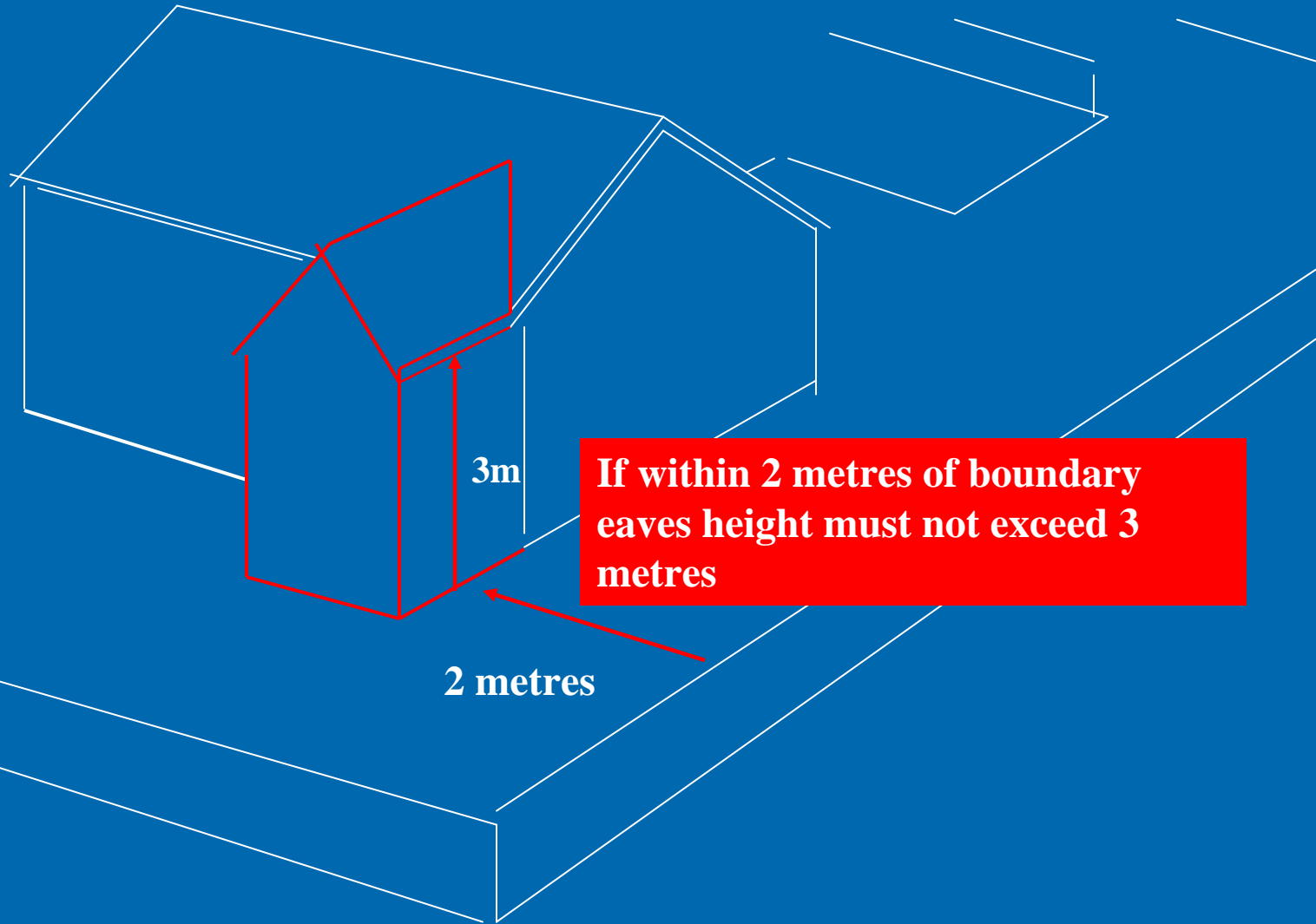
**Roof pitch of extensions higher than one storey to match roof pitch of existing house**

Materials to match existing



**Materials to match existing house  
(other than a conservatory)**

## Eaves height within 2 m of boundary



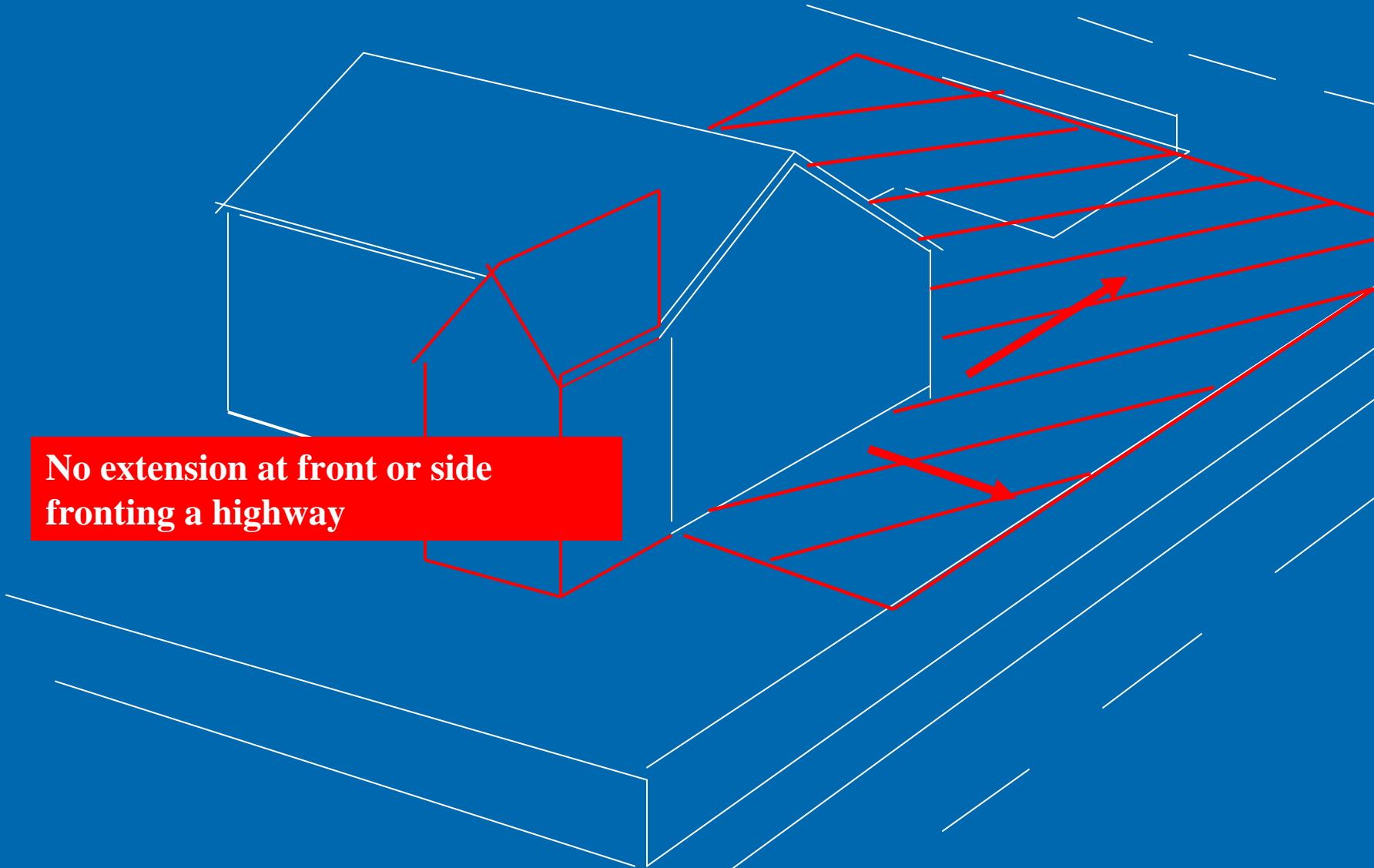
**If within 2 metres of boundary  
eaves height must not exceed 3  
metres**

3m

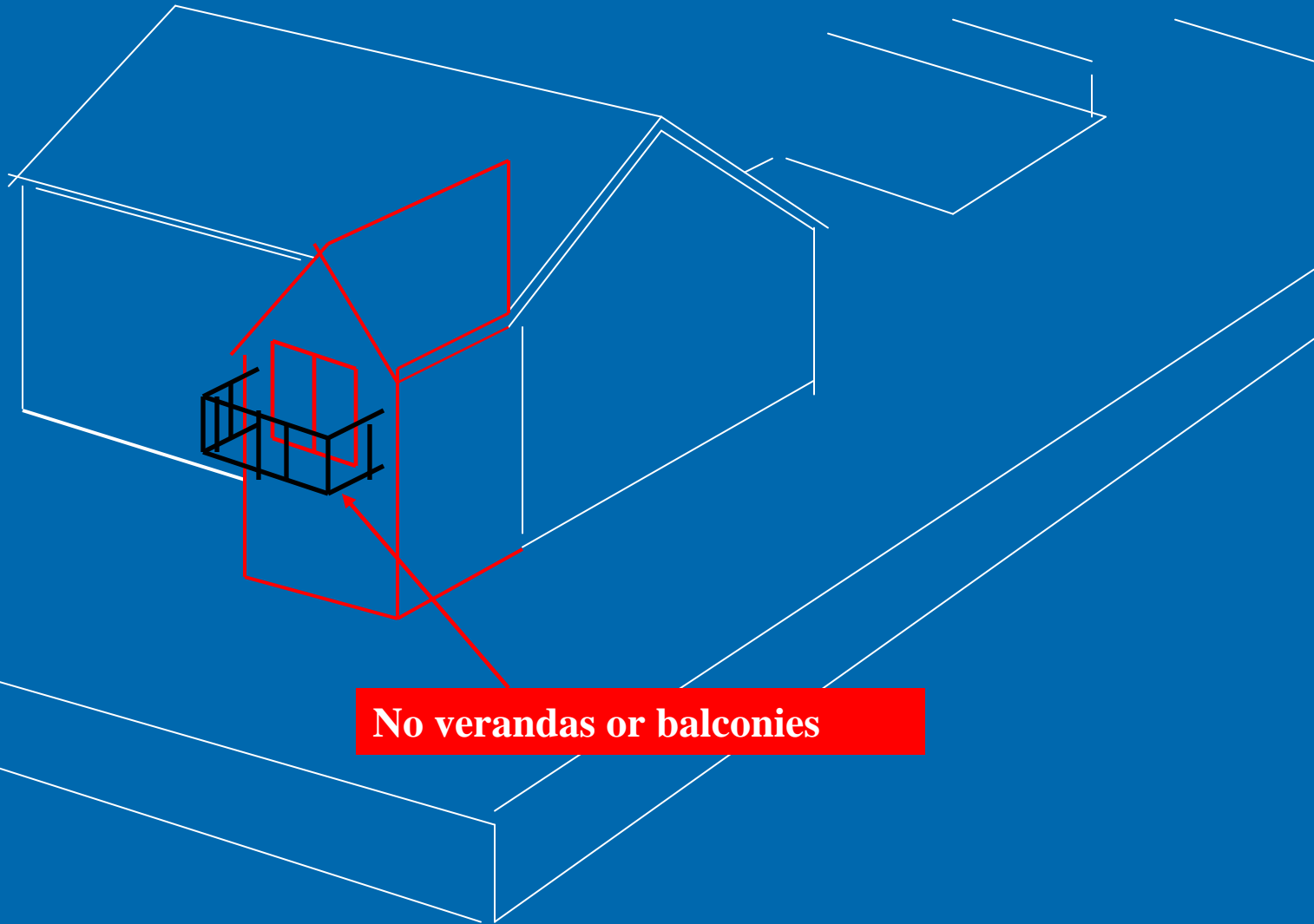
2 metres

No extensions at front or side fronting a highway

No extension at front or side  
fronting a highway

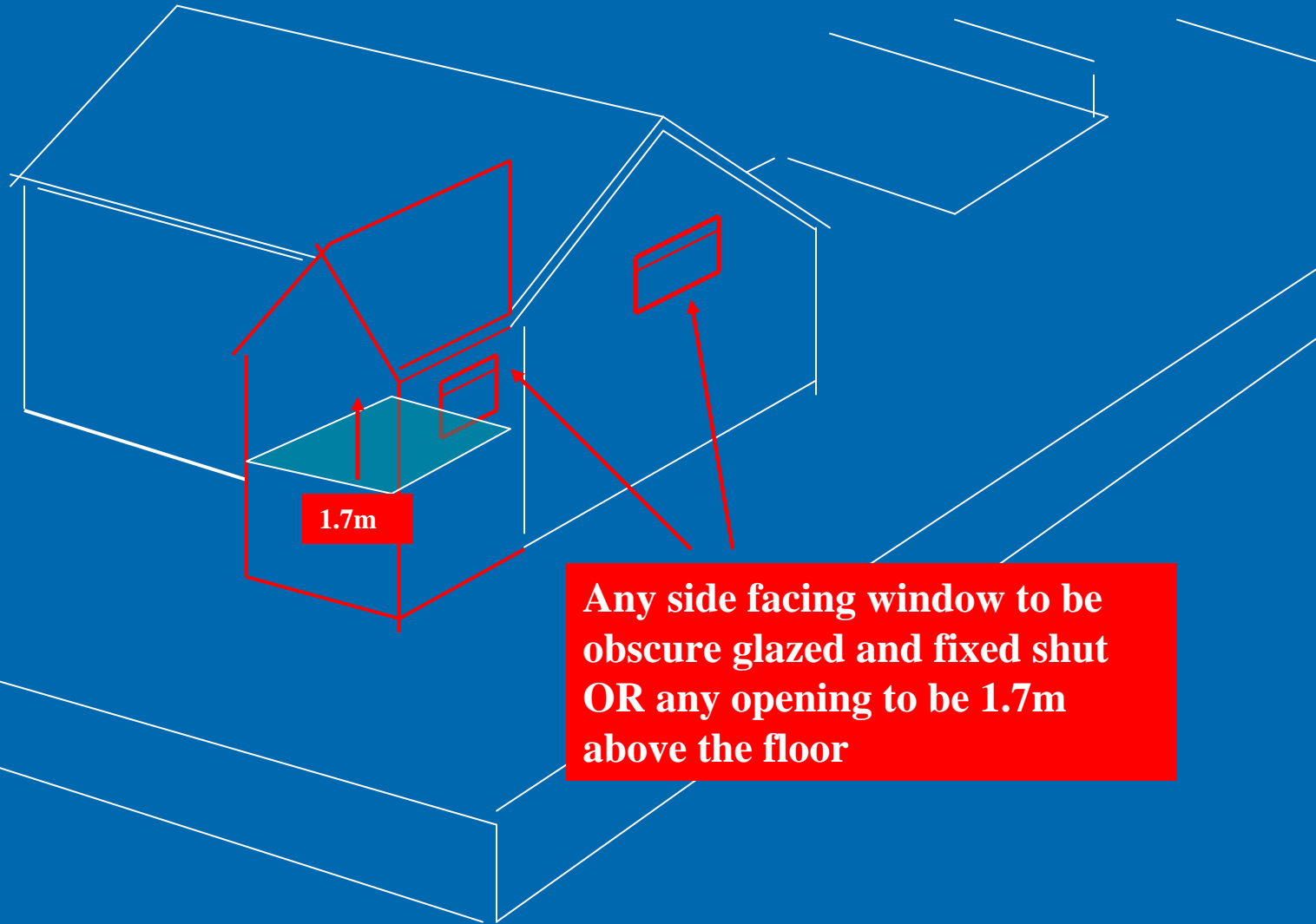


No verandas or balconies



**No verandas or balconies**

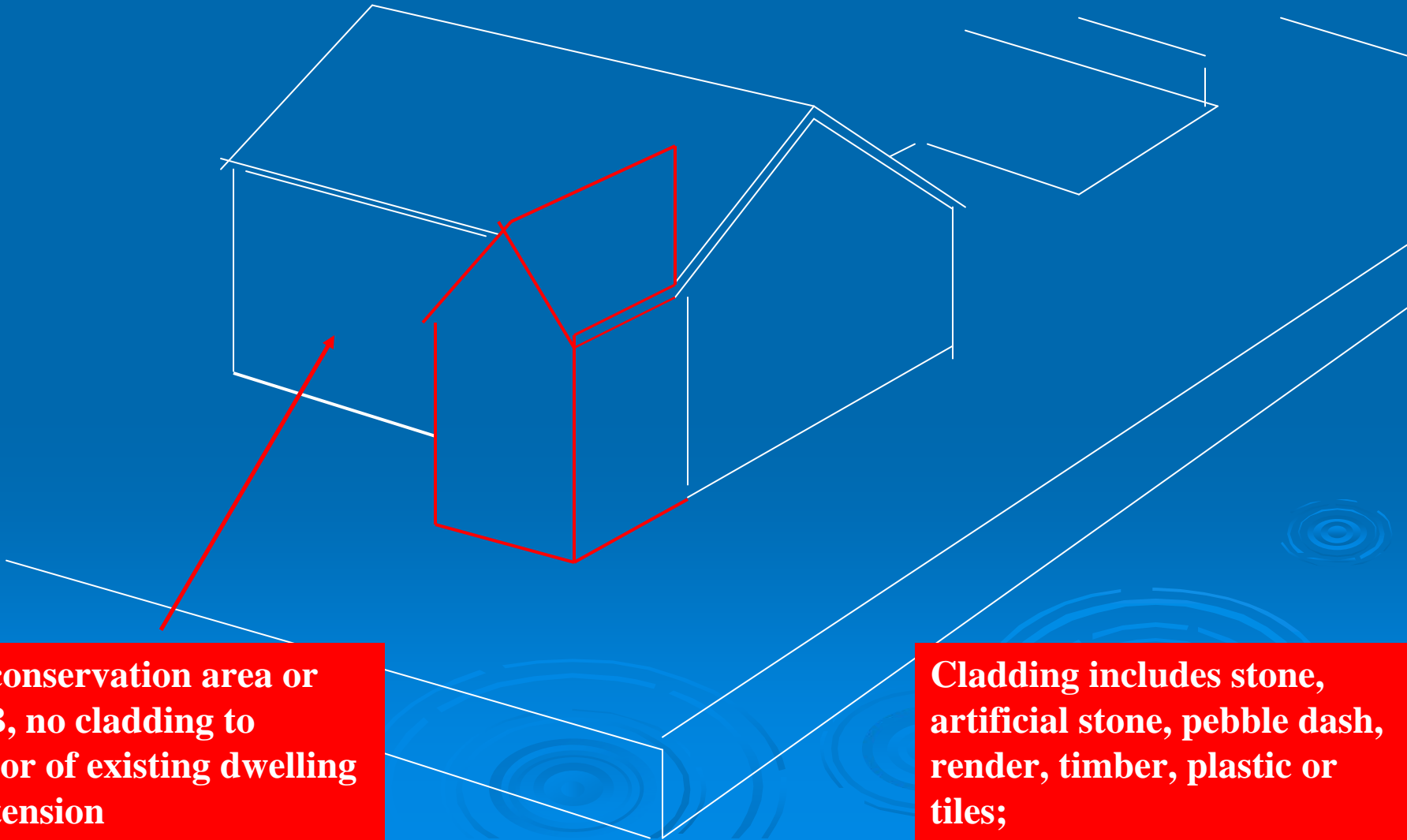
## Side facing window



1.7m

**Any side facing window to be  
obscure glazed and fixed shut  
OR any opening to be 1.7m  
above the floor**

# No cladding if in Conservation Area or AoNB



**If in conservation area or AoNB, no cladding to exterior of existing dwelling or extension**

**Cladding includes stone, artificial stone, pebble dash, render, timber, plastic or tiles;**

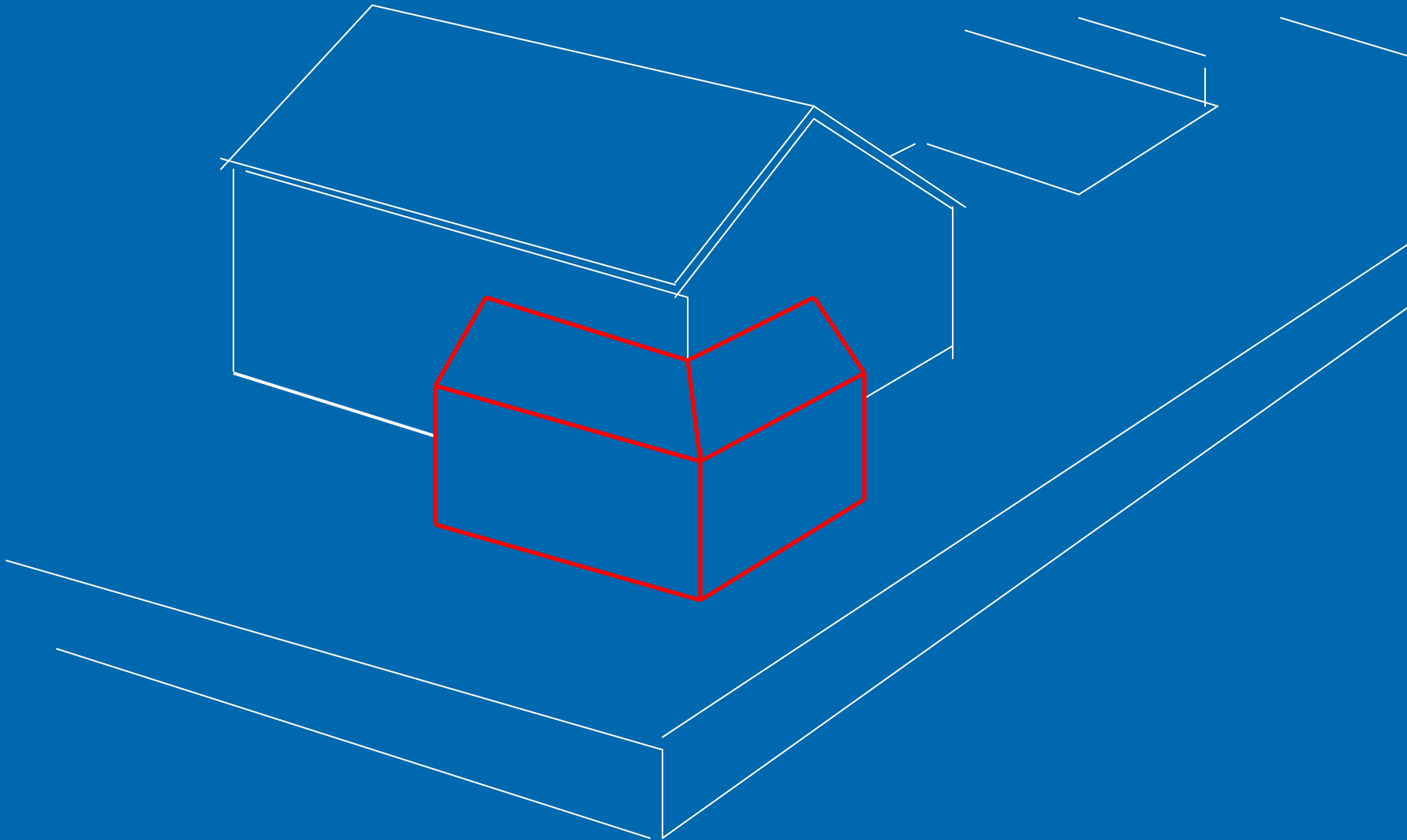
- Class A – Enlargement, improvement or other alteration to a dwelling house

Single storey extension

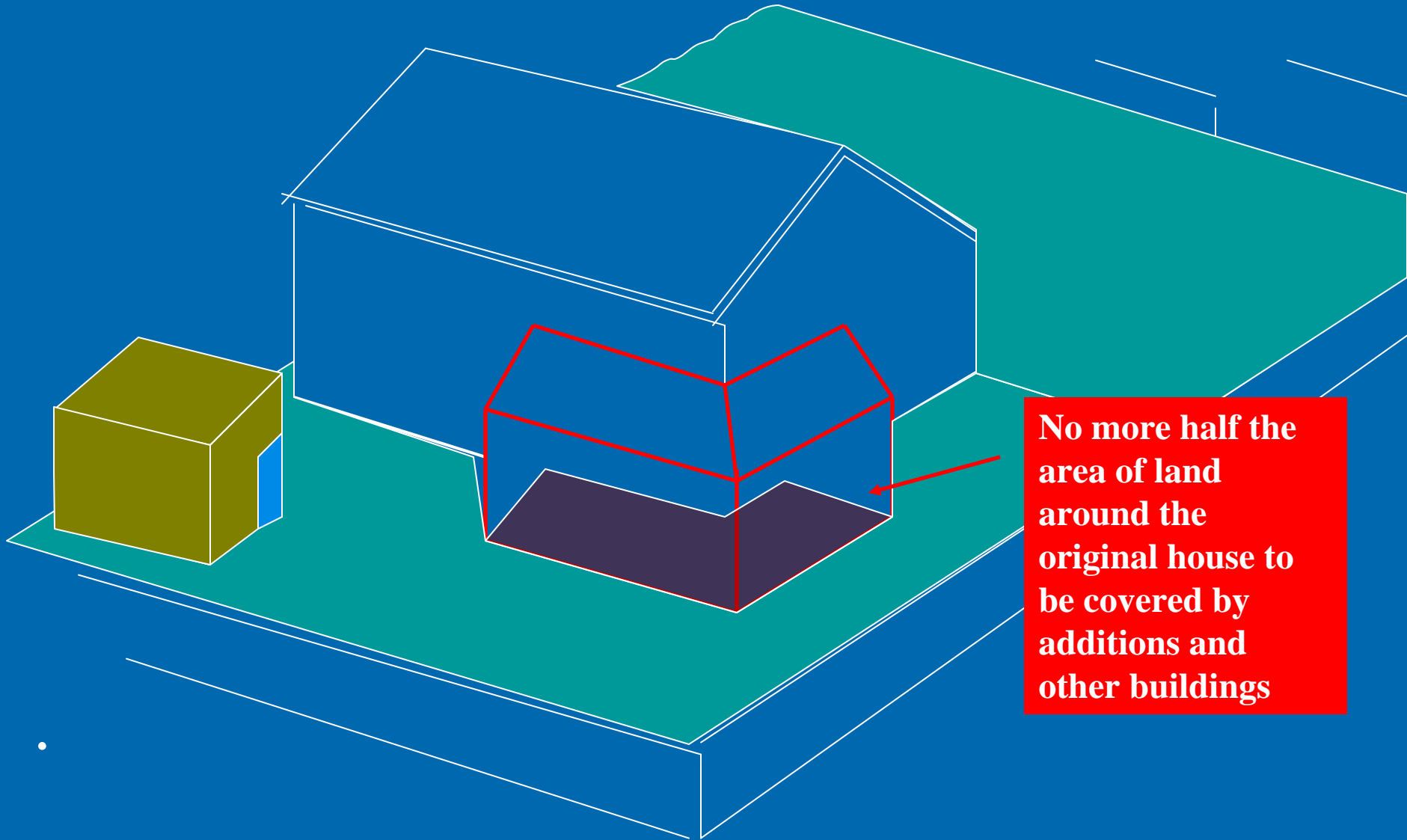
# To Note

Single storey **side** extensions are not permitted within a Conservation Area or AoNB

# Single storey extension



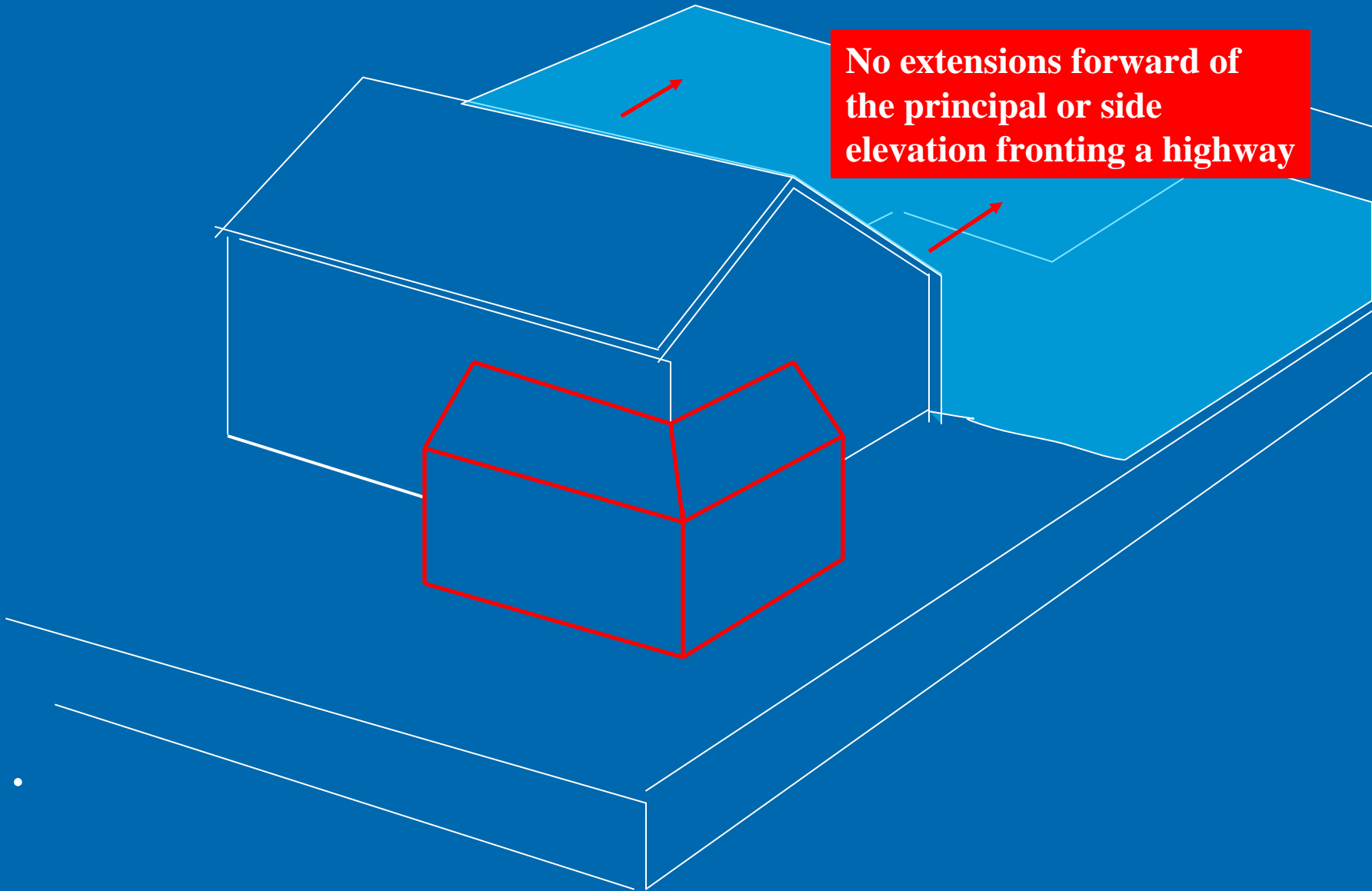
# No more than half area



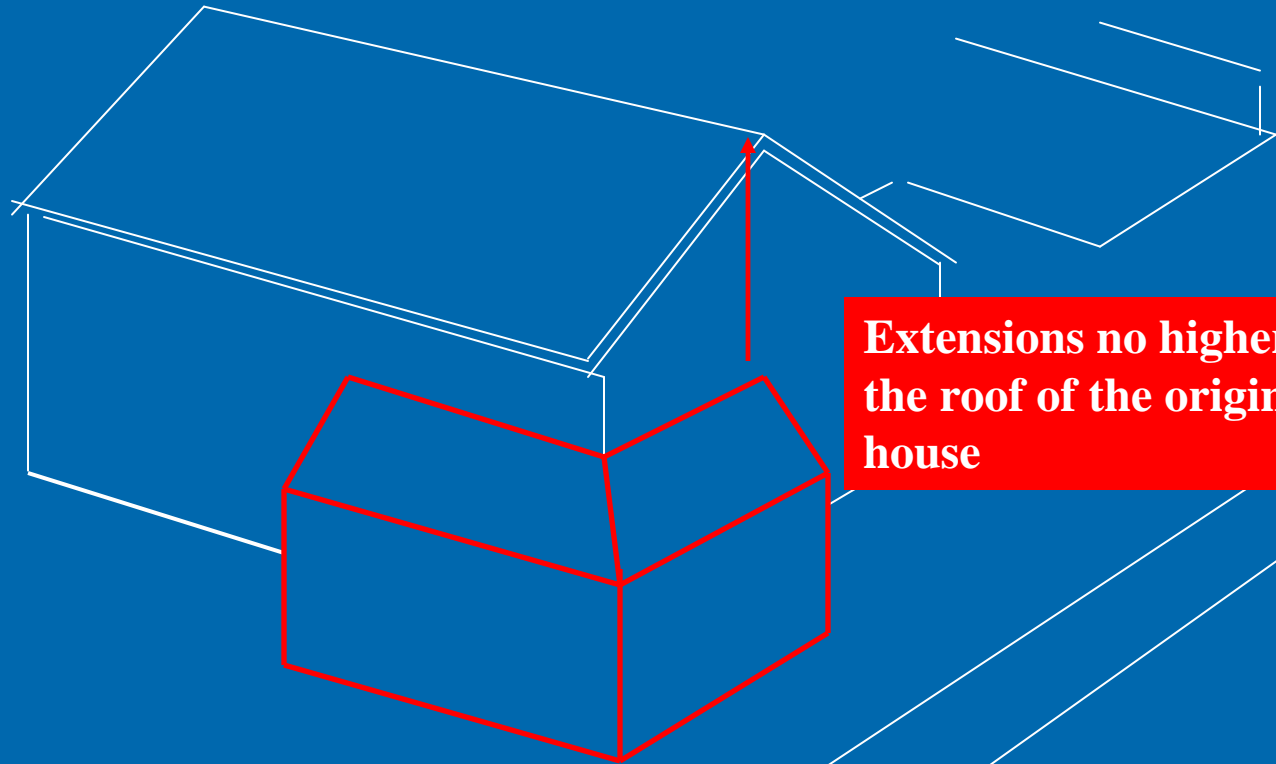
**No more half the  
area of land  
around the  
original house to  
be covered by  
additions and  
other buildings**

# Single storey extension

**No extensions forward of the principal or side elevation fronting a highway**



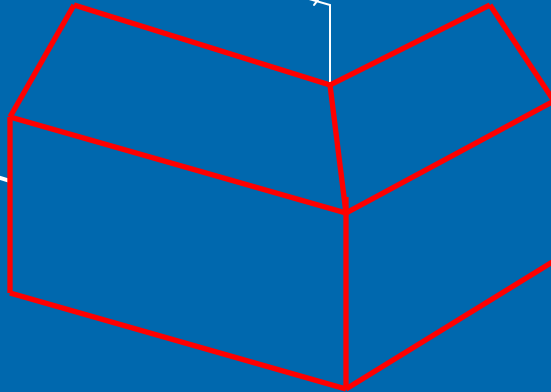
Not higher than roof of original house



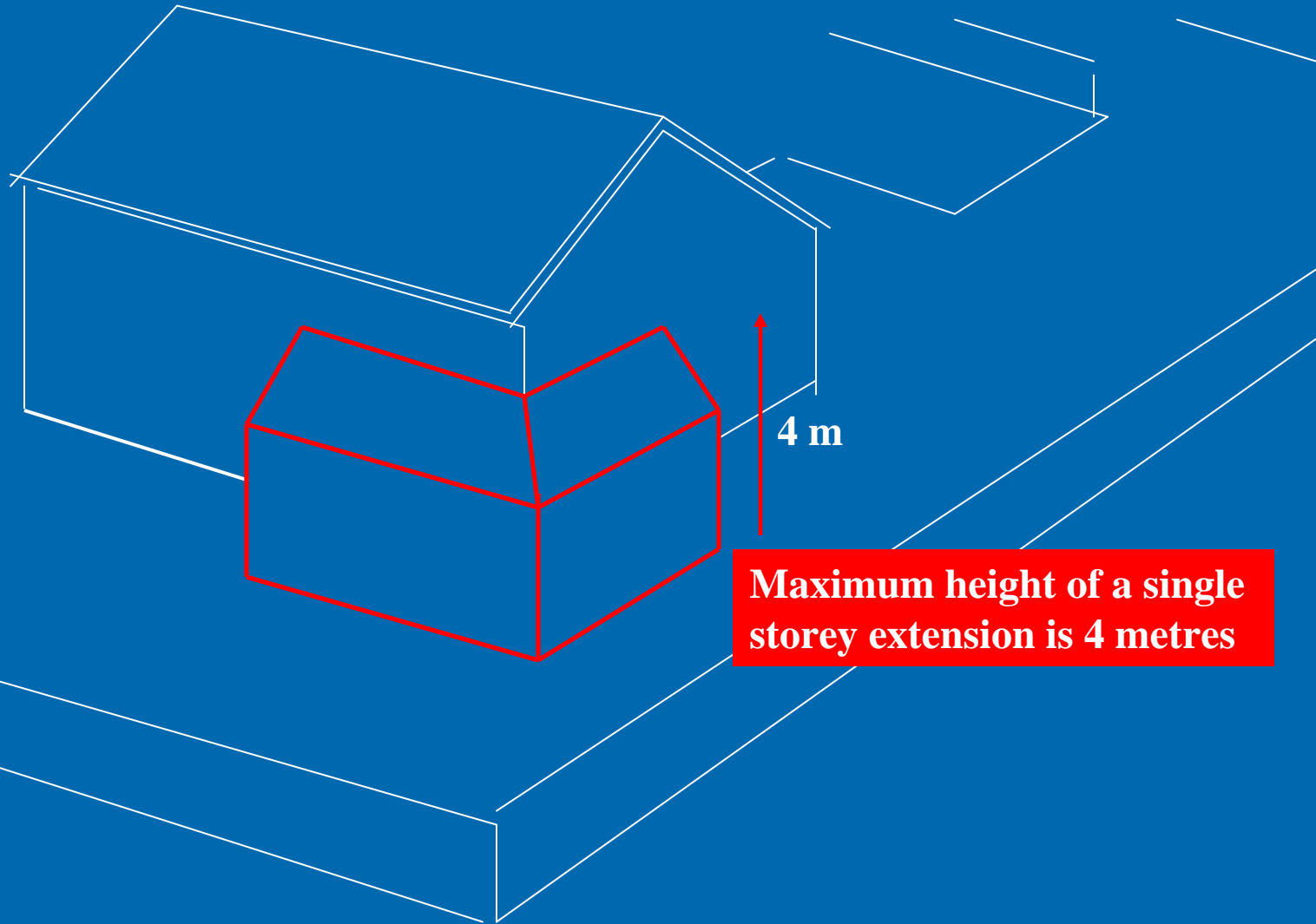
**Extensions no higher than  
the roof of the original  
house**

# Depth of single storey rear extension

**Maximum depth of single storey extension is 4 metres for a detached dwelling and 3 metres for an attached dwelling**

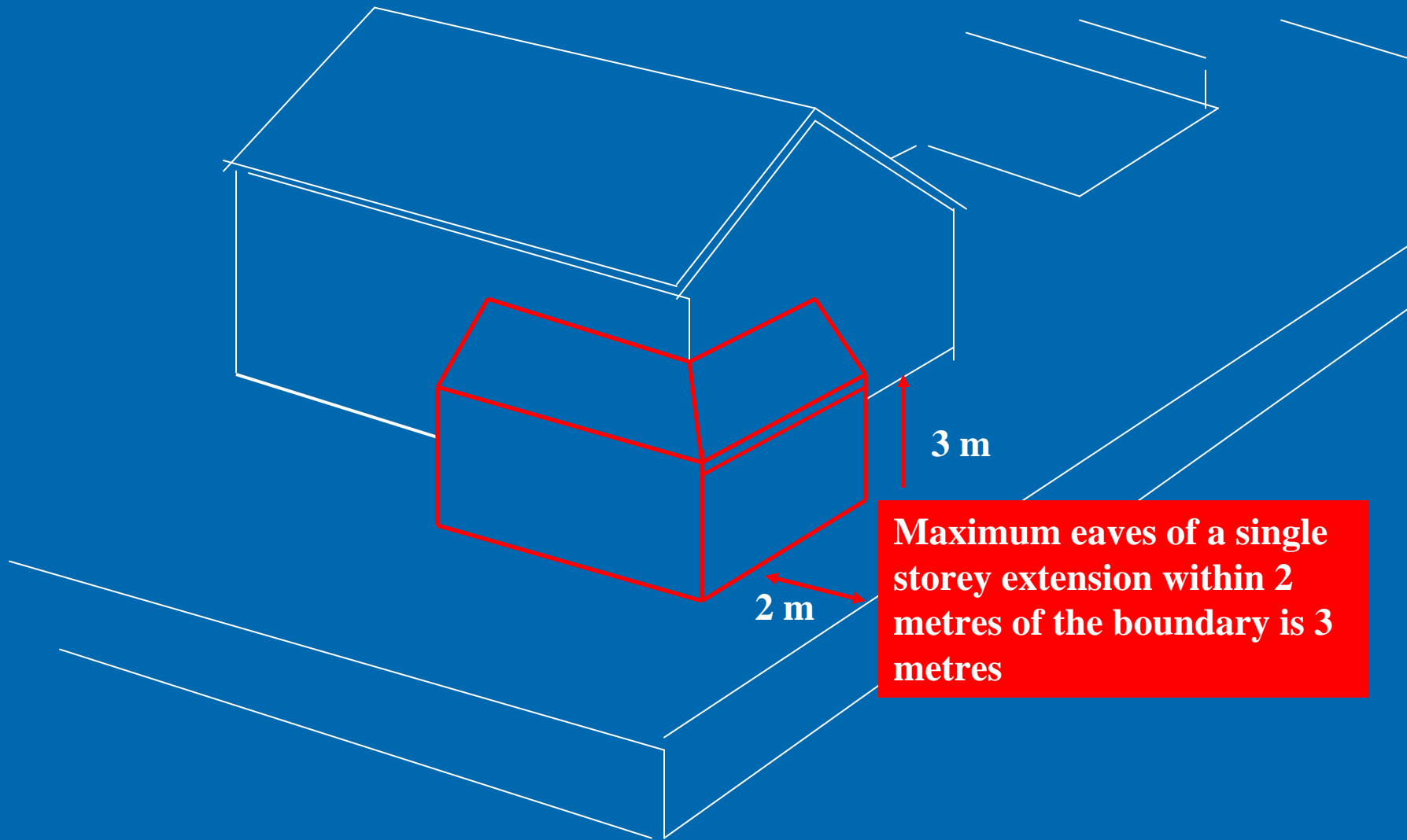


# Height of single storey rear extension



**Maximum height of a single storey extension is 4 metres**

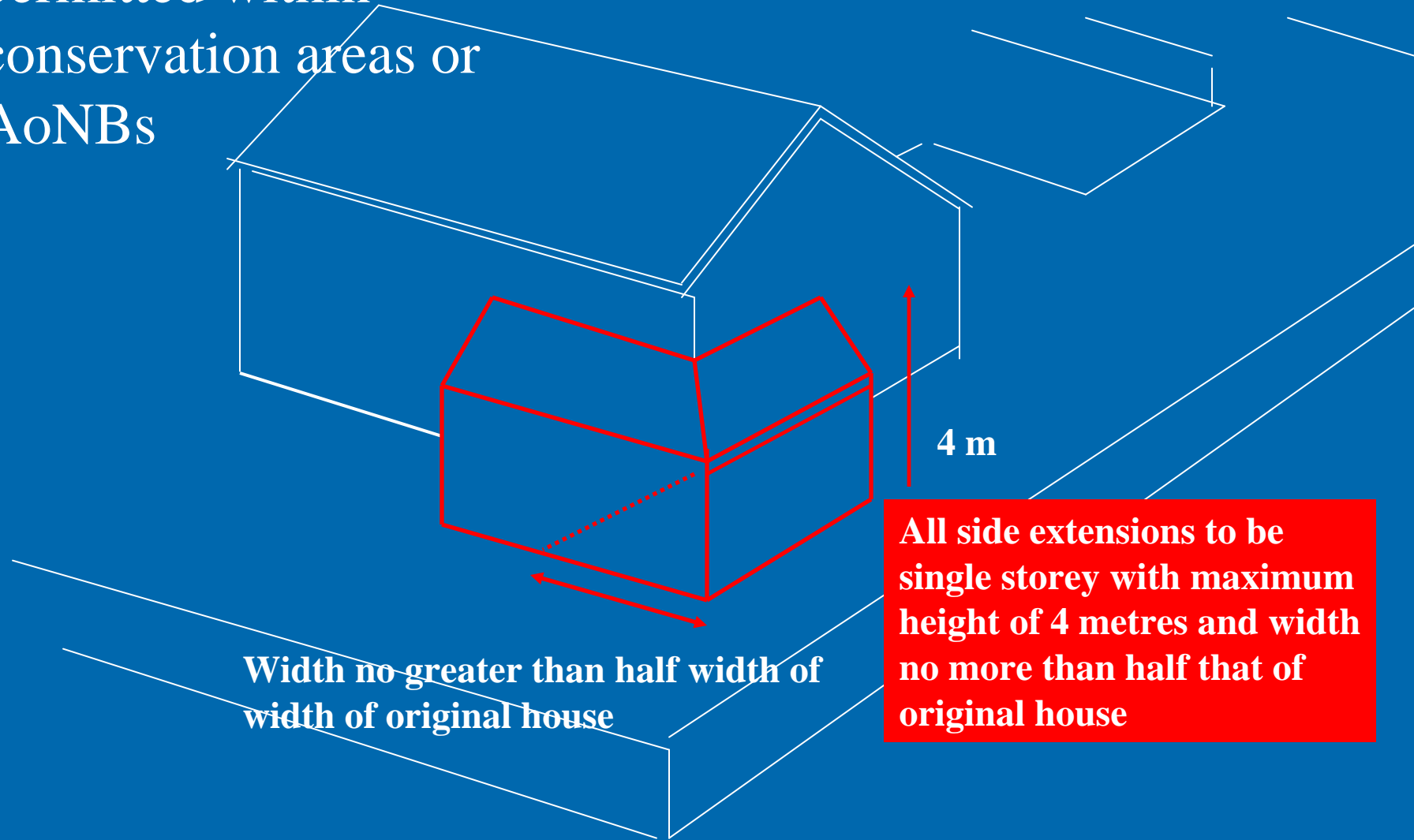
# Eaves height single storey rear extension



**Maximum eaves of a single storey extension within 2 metres of the boundary is 3 metres**

## Width of side extension

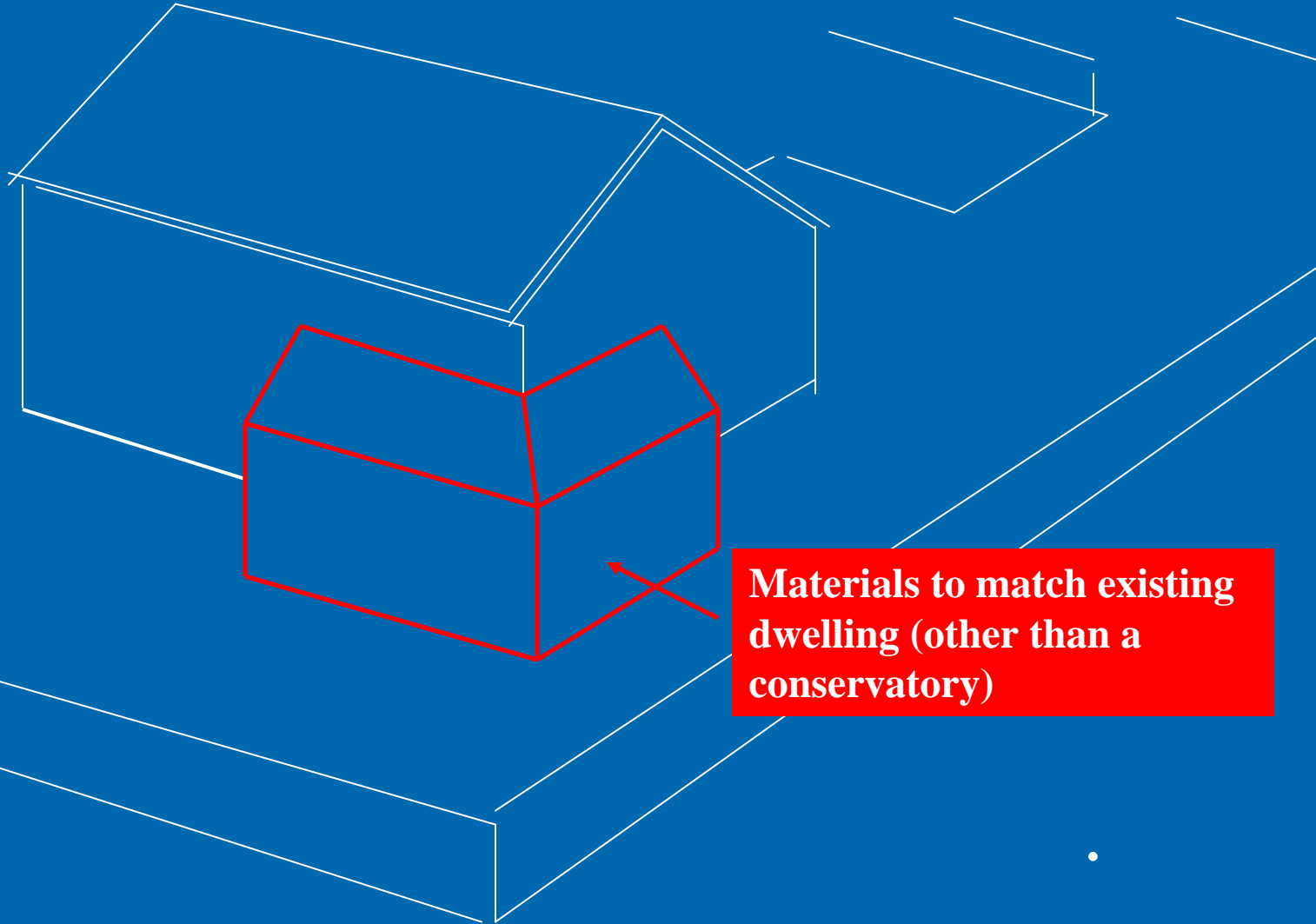
No side extensions permitted within conservation areas or AoNBs



Width no greater than half width of width of original house

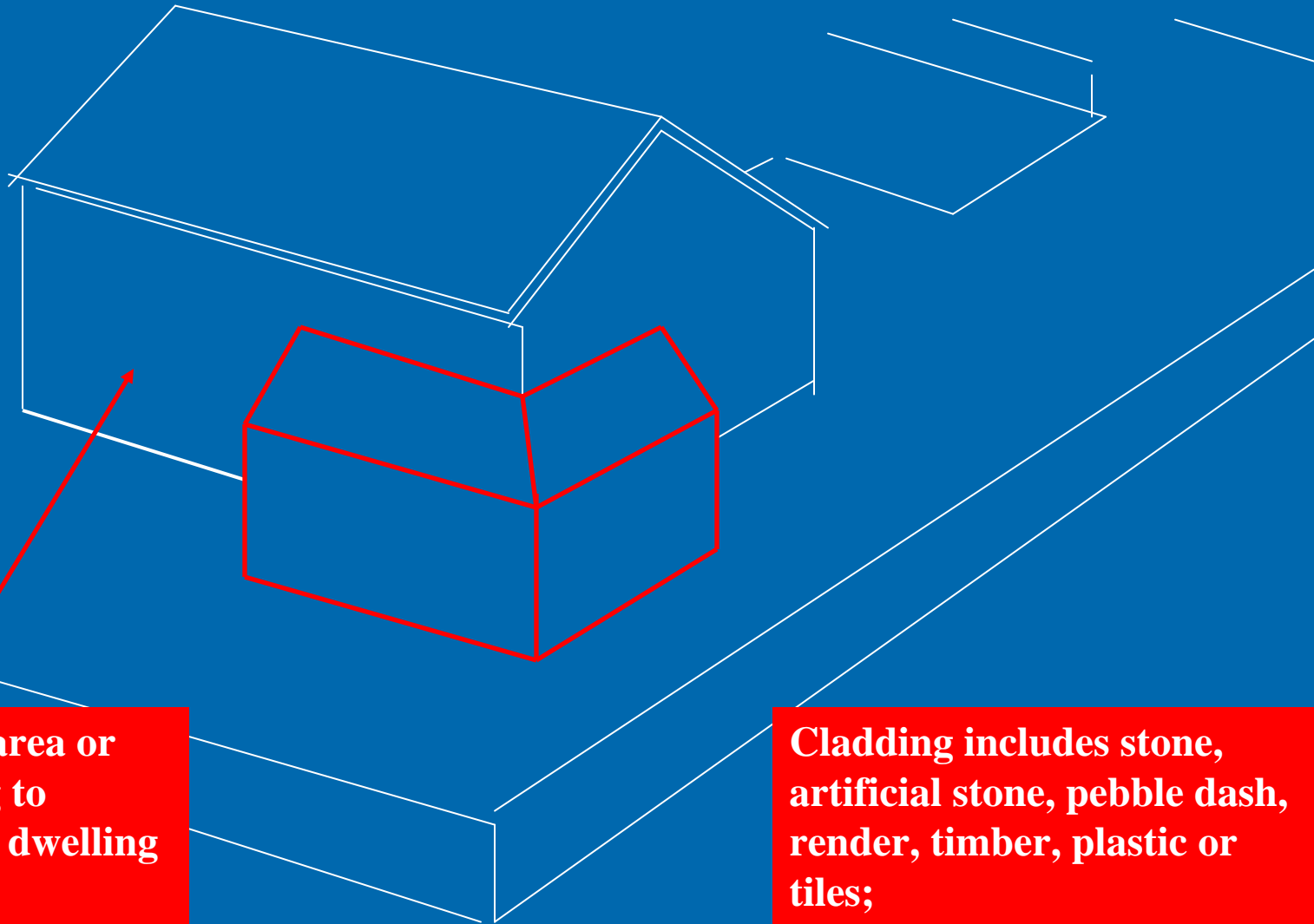
All side extensions to be single storey with maximum height of 4 metres and width no more than half that of original house

# Materials to match



**Materials to match existing dwelling (other than a conservatory)**

# No cladding if in Conservation Area or AoNB



**If in conservation area or AoNB, no cladding to exterior of existing dwelling or extension**

**Cladding includes stone, artificial stone, pebble dash, render, timber, plastic or tiles;**

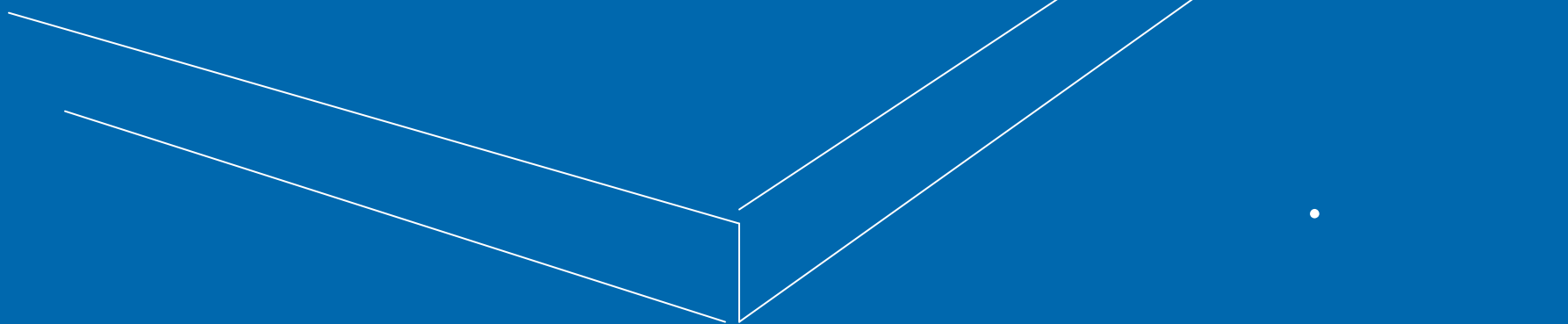
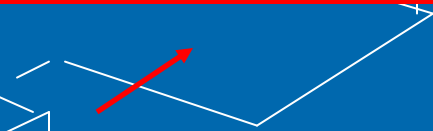
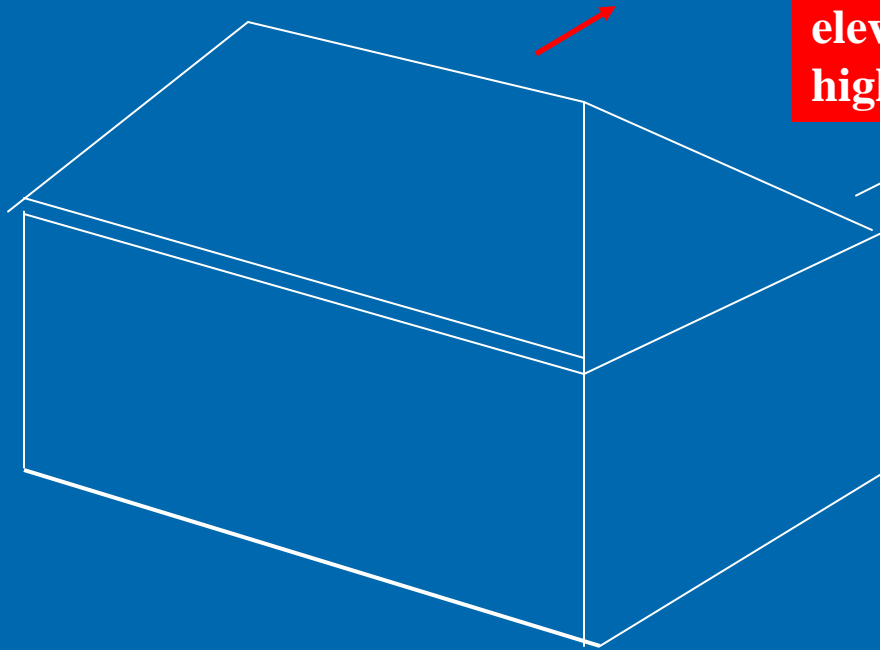
- Class B – Enlargement of a dwelling house consisting of an addition or alteration to its roof

# To Note

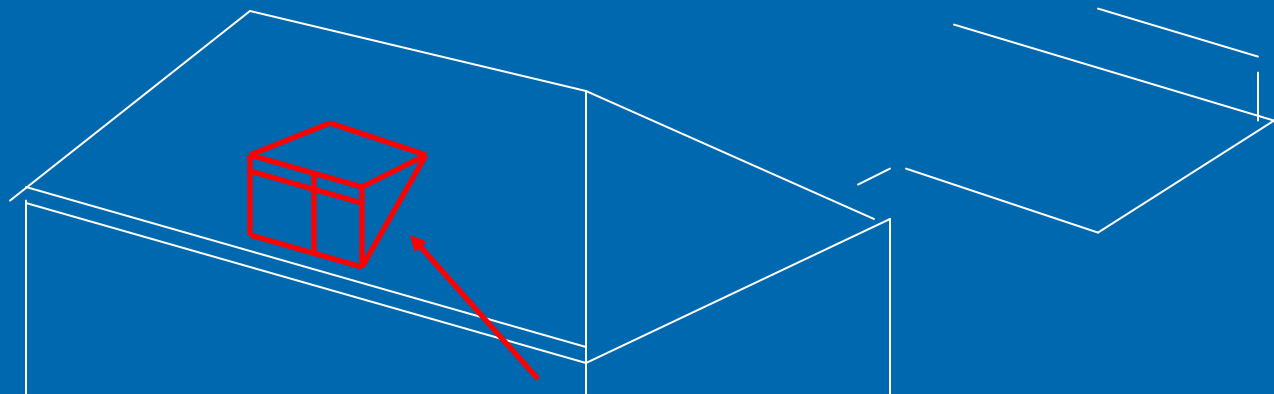
No additions or alterations to a roof of a dwelling house is permitted if the dwelling is situated **within** a Conservation Area or AoNB

# Not beyond the plane of roof facing a highway

**No roof extensions beyond the plane of the existing roof slope of the principal elevation that fronts a highway**



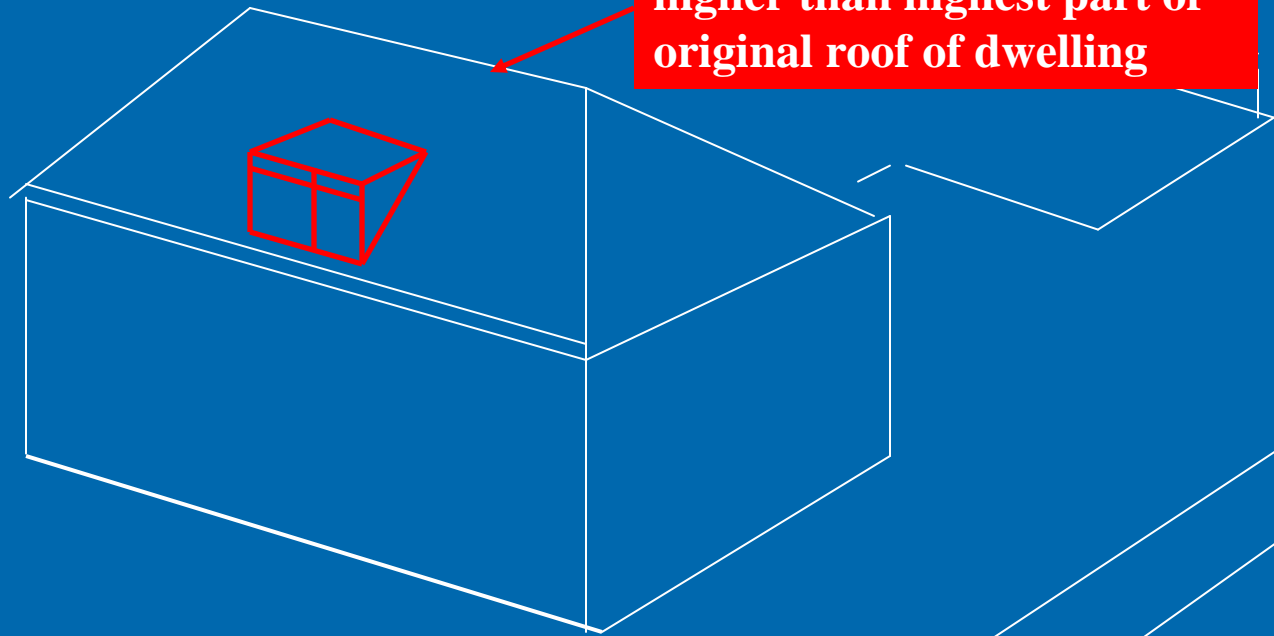
# Volume allowed



**Volume allowance is 40 cu metres for a terraced house and 50 cu metres for detached and semi-detached houses**

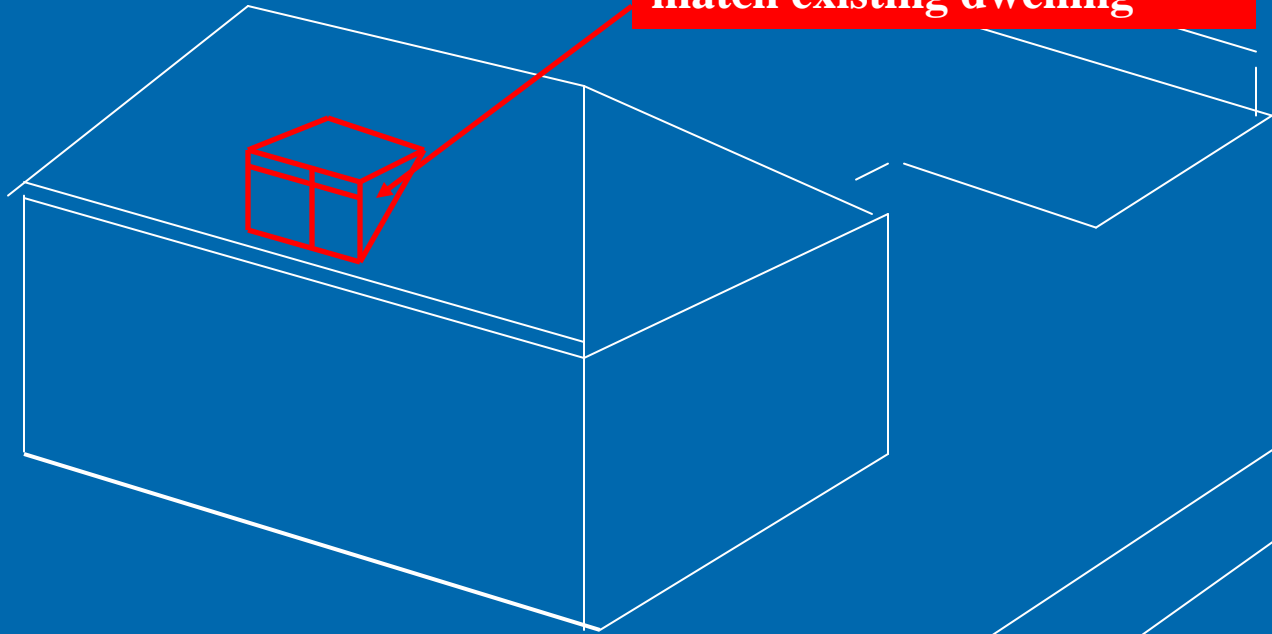
No higher than highest part of roof of dwelling

**Highest part of extension no higher than highest part of original roof of dwelling**

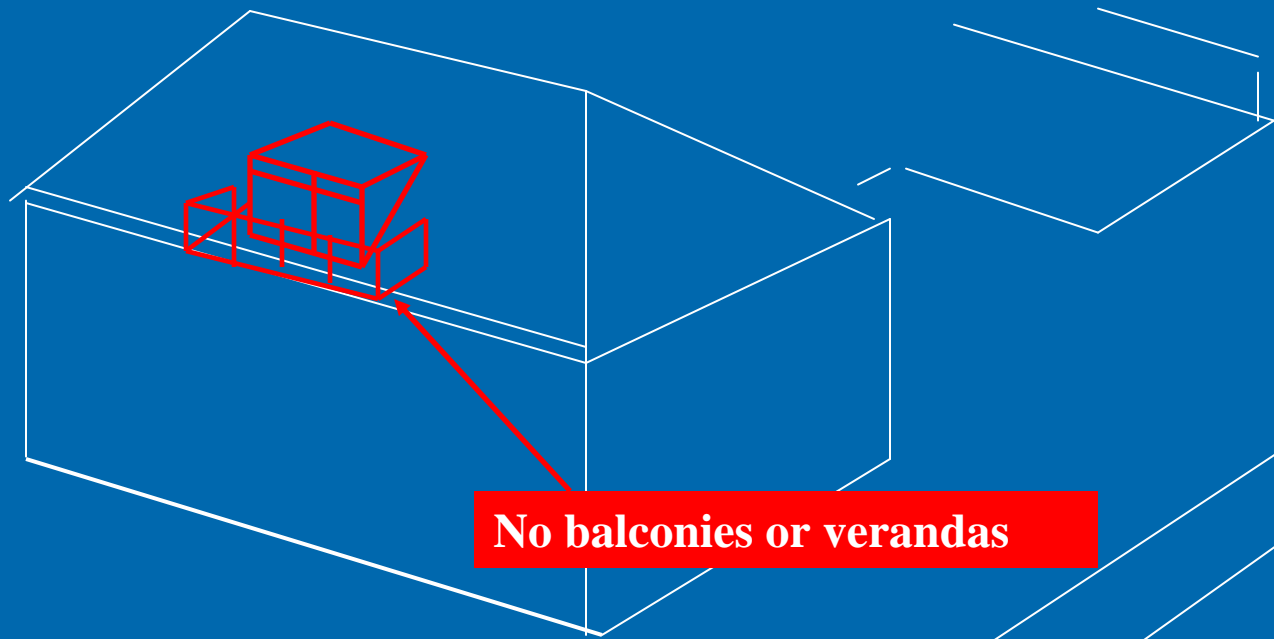


# Materials

**Materials of extension to  
match existing dwelling**

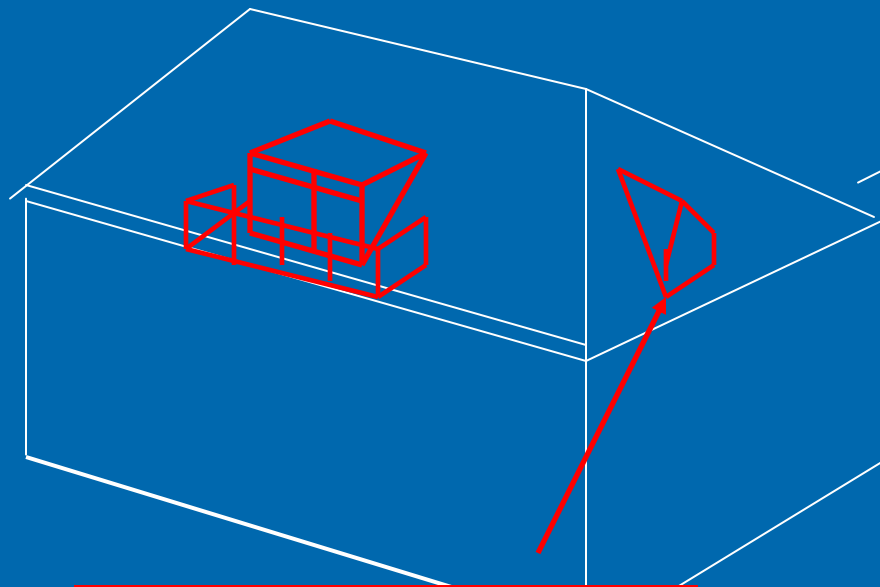


# No verandas or balconies



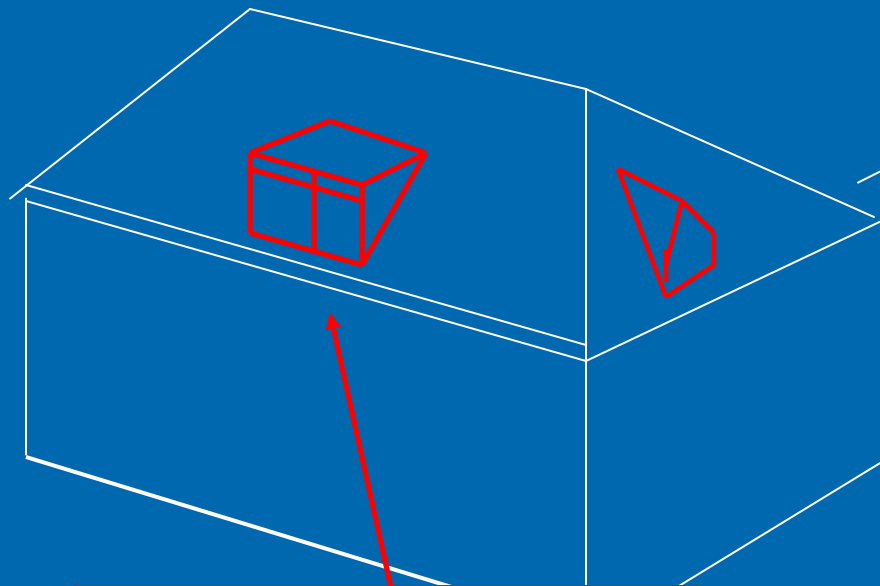
**No balconies or verandas**

# Obscure glazing on side elevations



**Side facing windows to be obscure glazed and fixed shut. Any opening to be 1.7 m above floor level**

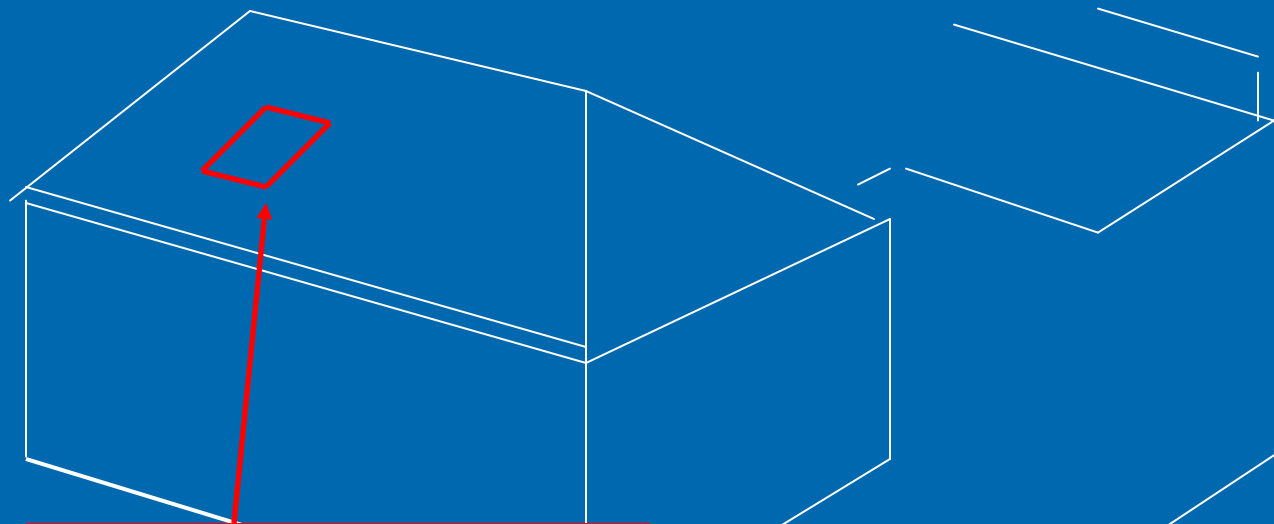
To be set back at least 20 cm



**Roof extensions to be set back, as far as practicable, at least 20 cm from the eaves**

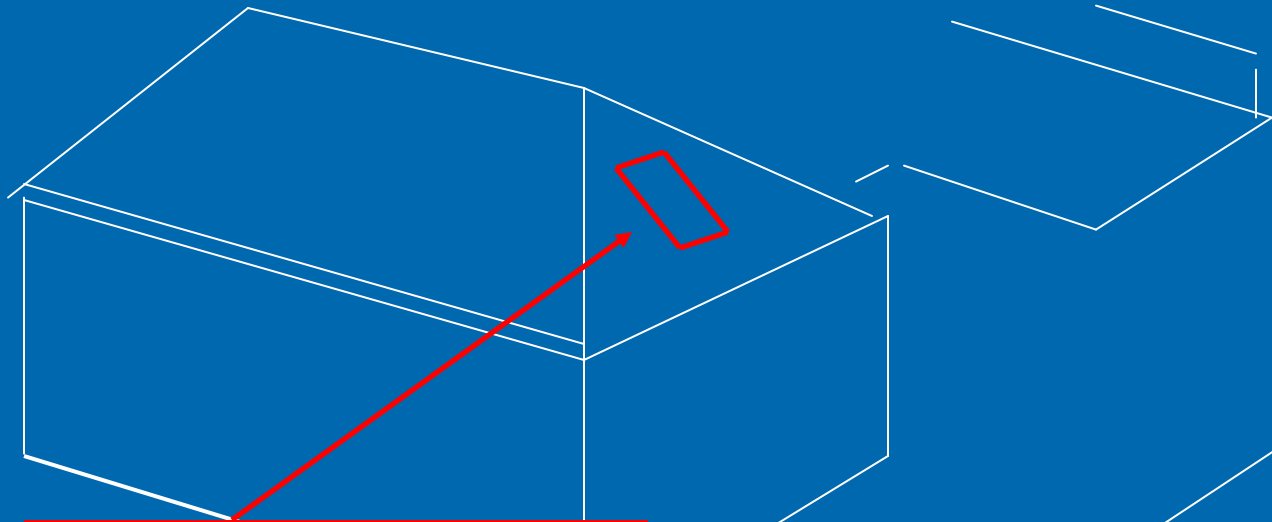
- Class C – Any other alteration to the roof of a dwelling house

# Projecting beyond plane of existing roof



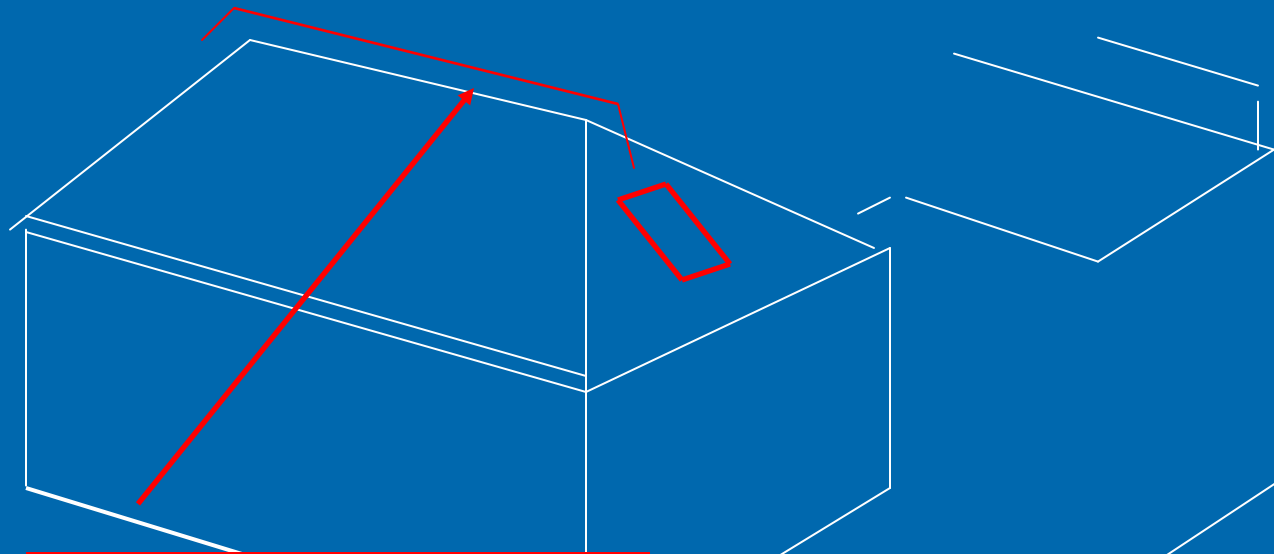
**Not to project by more than  
150 mm from existing roof  
plane**

# Obscure glazed



**Side facing windows to be obscure glazed and non-opening. Any opening to be 1.7 m above the floor**

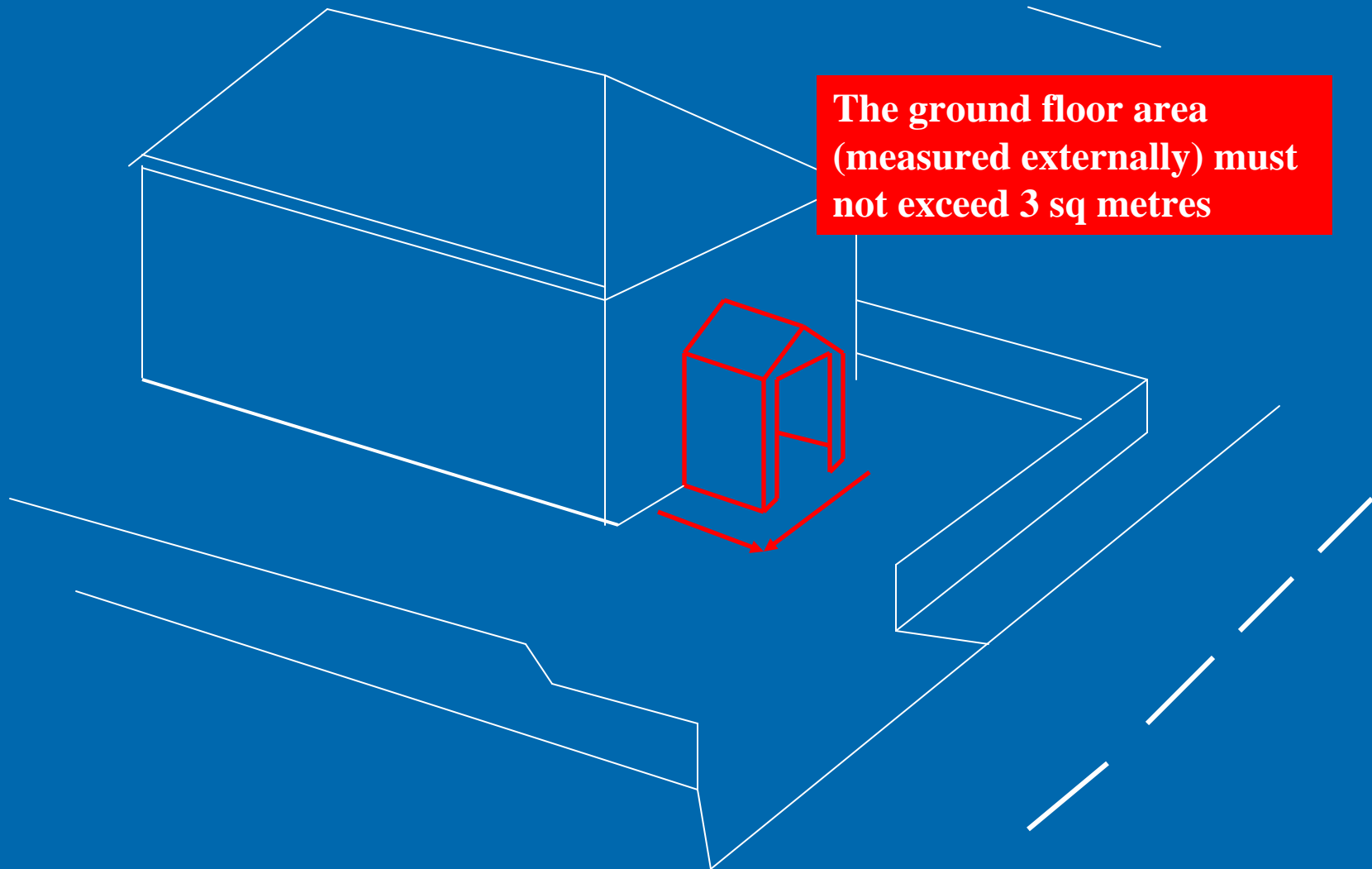
No alteration higher than existing roof



**No alteration to be higher than the highest part of the existing roof**

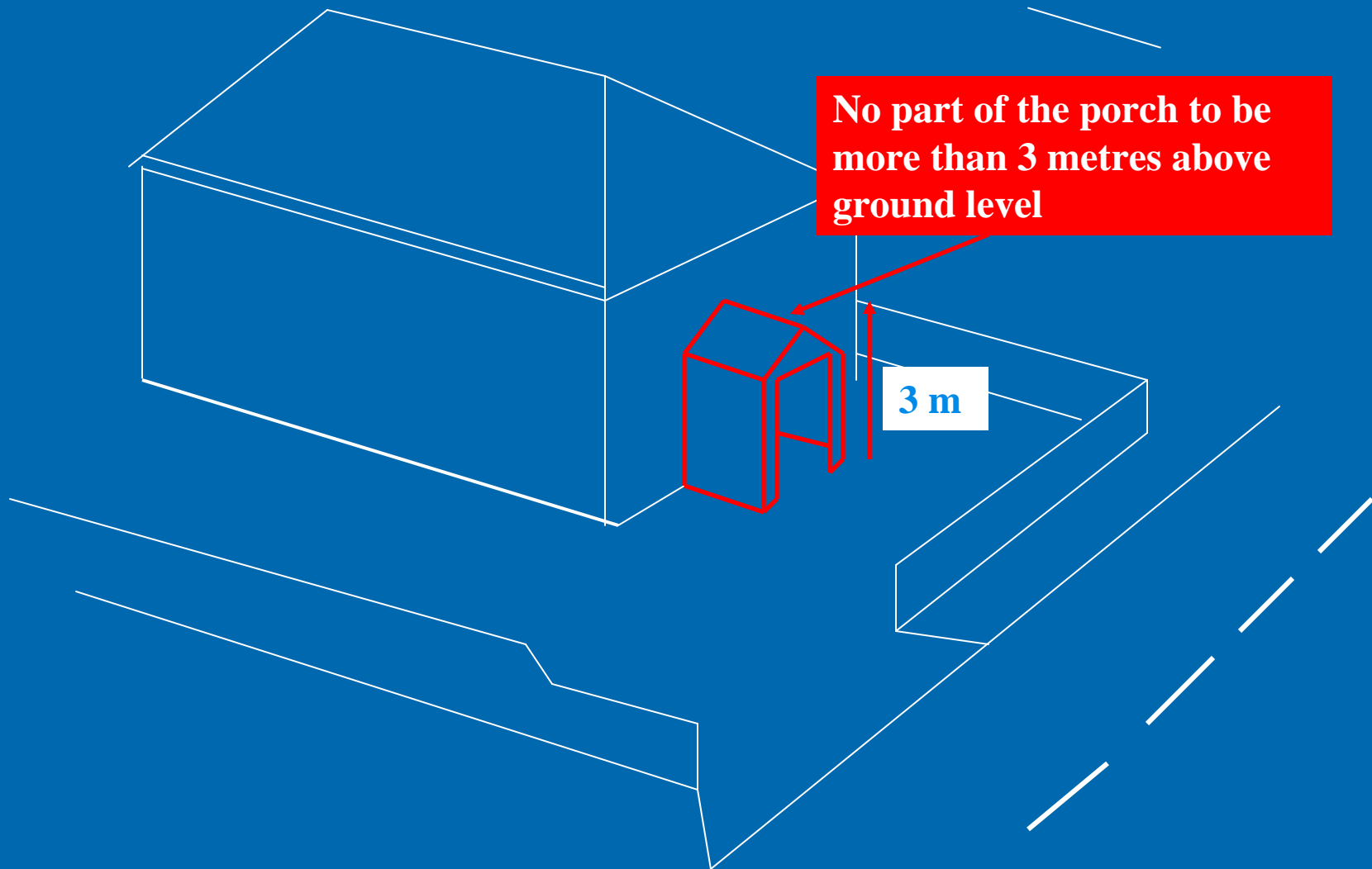
- Class D – Erection or construction of a porch outside any external door of a dwelling house

# Porch ground area

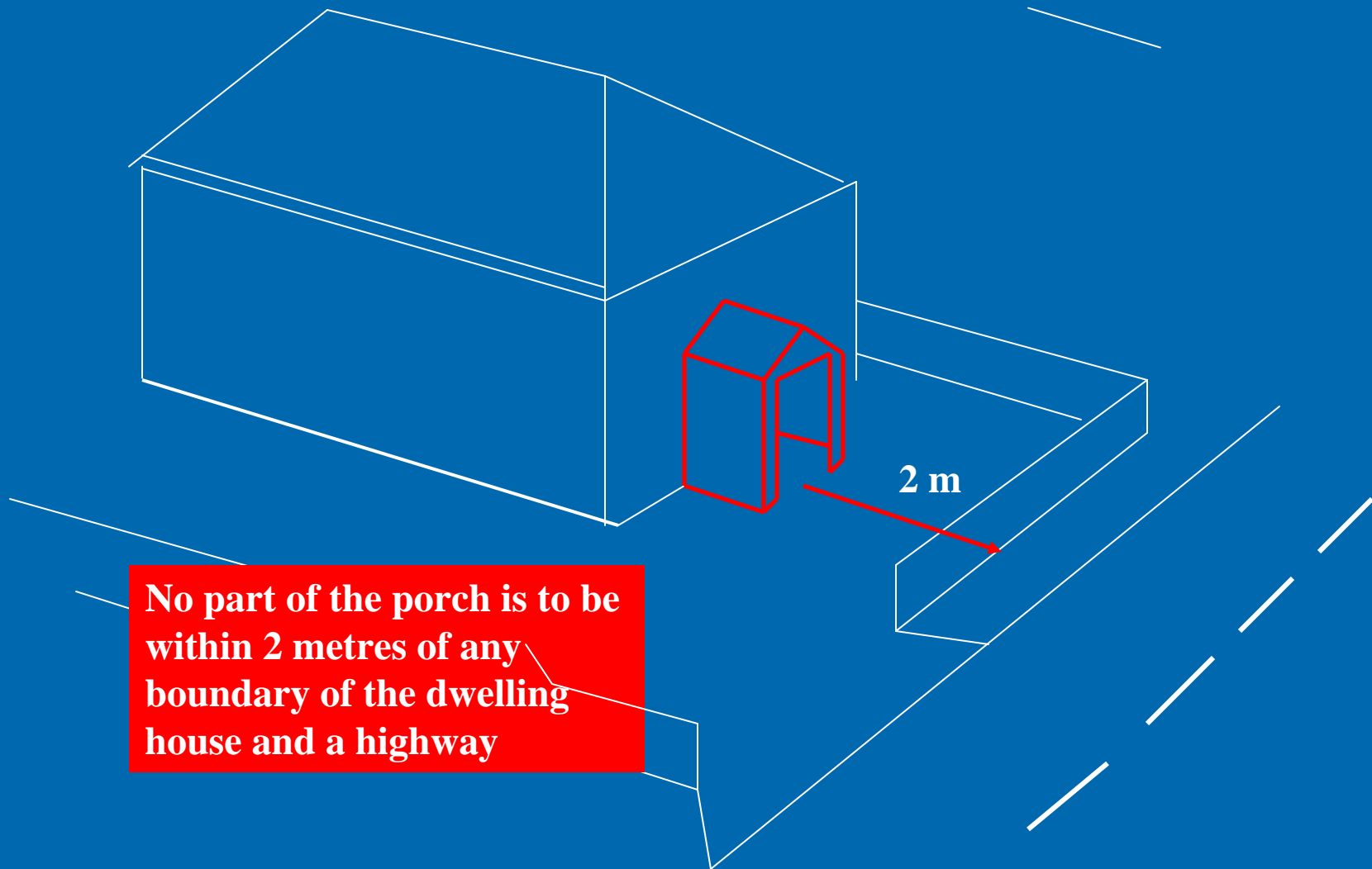


**The ground floor area  
(measured externally) must  
not exceed 3 sq metres**

# Height of porch



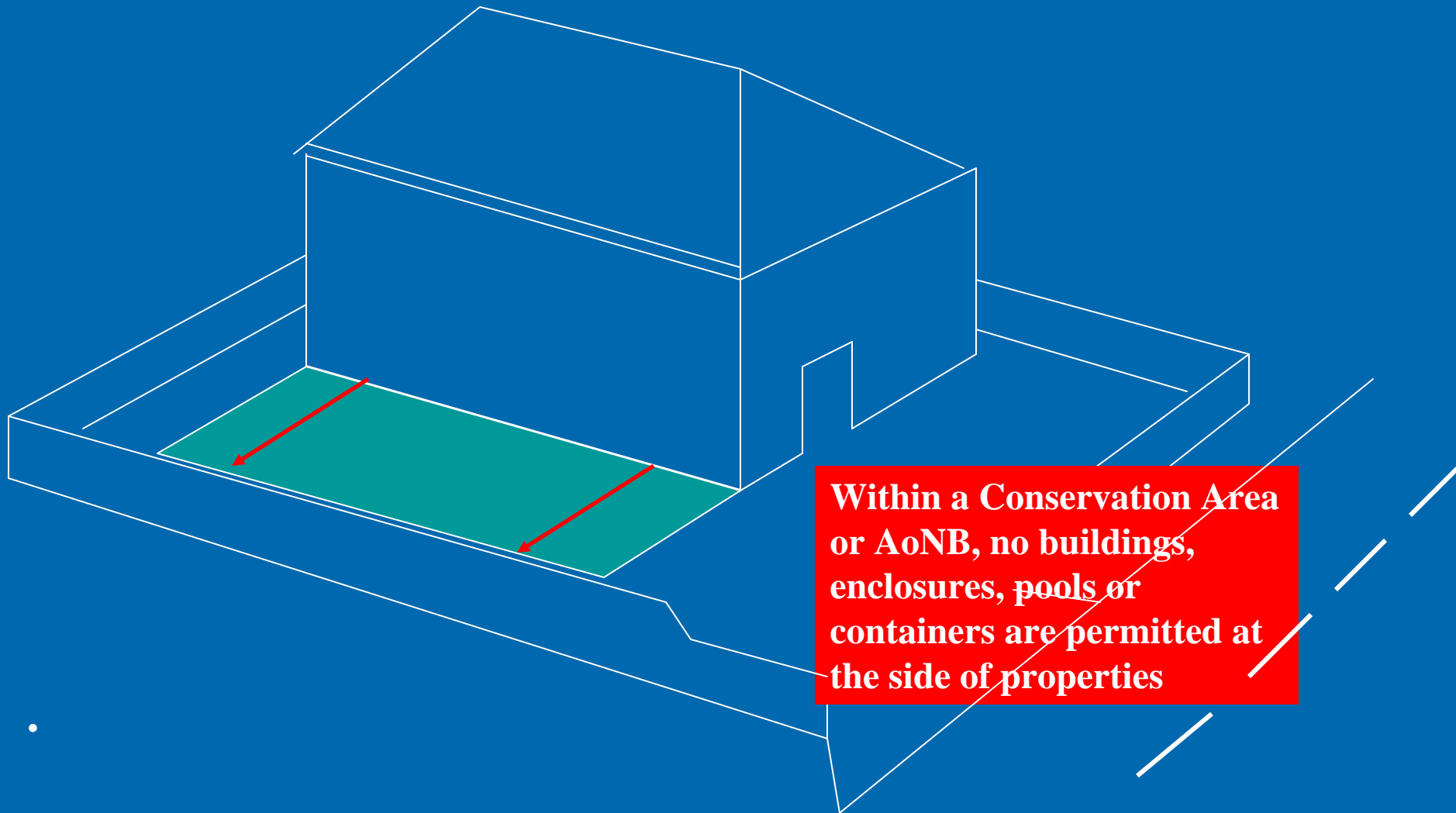
# Not within two metres of highway



**No part of the porch is to be within 2 metres of any boundary of the dwelling house and a highway**

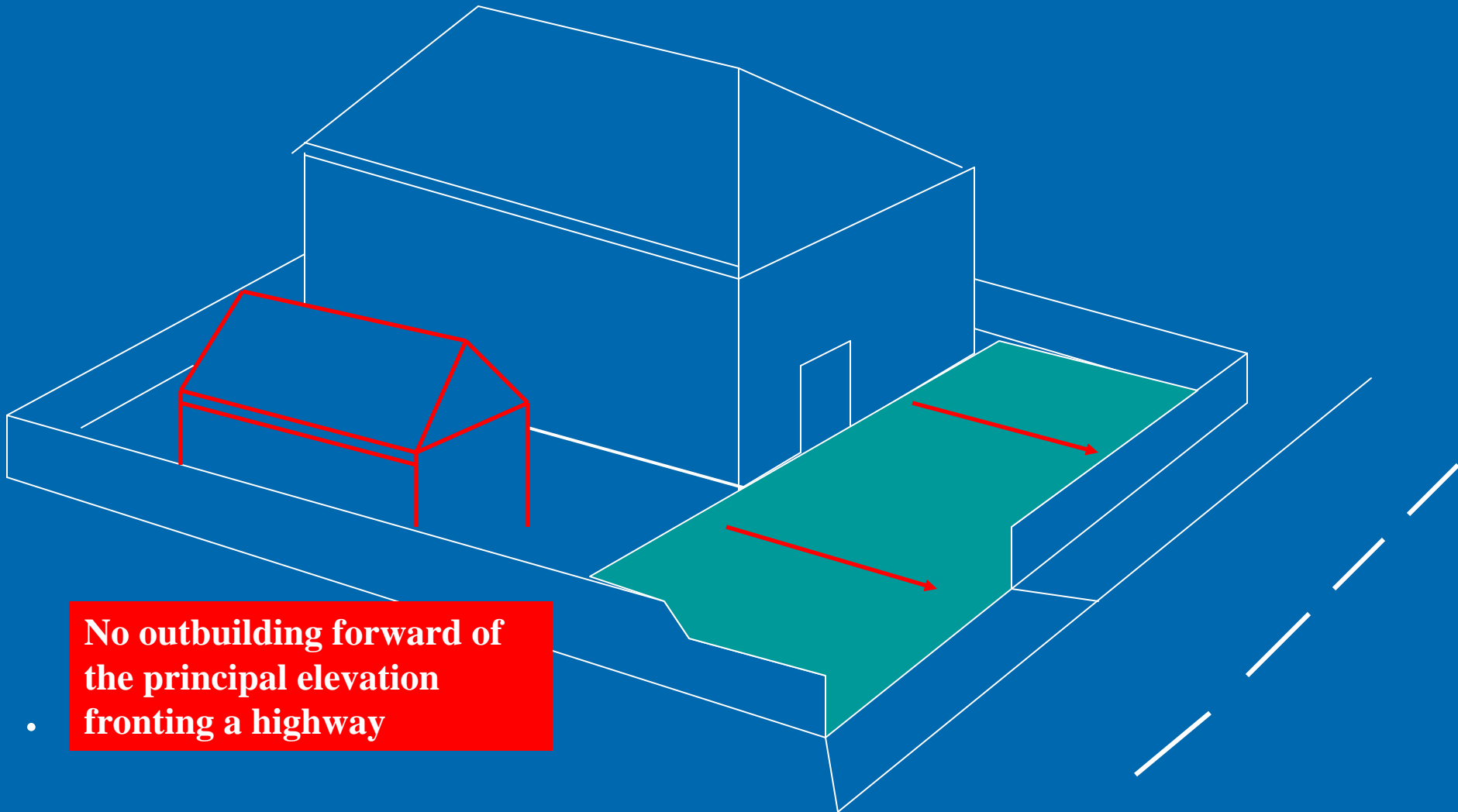
- Class E – The provision within the curtilage of a dwelling house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling house as such, or the maintenance, improvement or other alteration of such a building or enclosure or, a container used for domestic heating purposes for the storage of oil or liquid petroleum gas

# Outbuildings in side elevation within Conservation Area or AoNB



**Within a Conservation Area or AoNB, no buildings, enclosures, pools or containers are permitted at the side of properties**

# No building forward fronting a highway

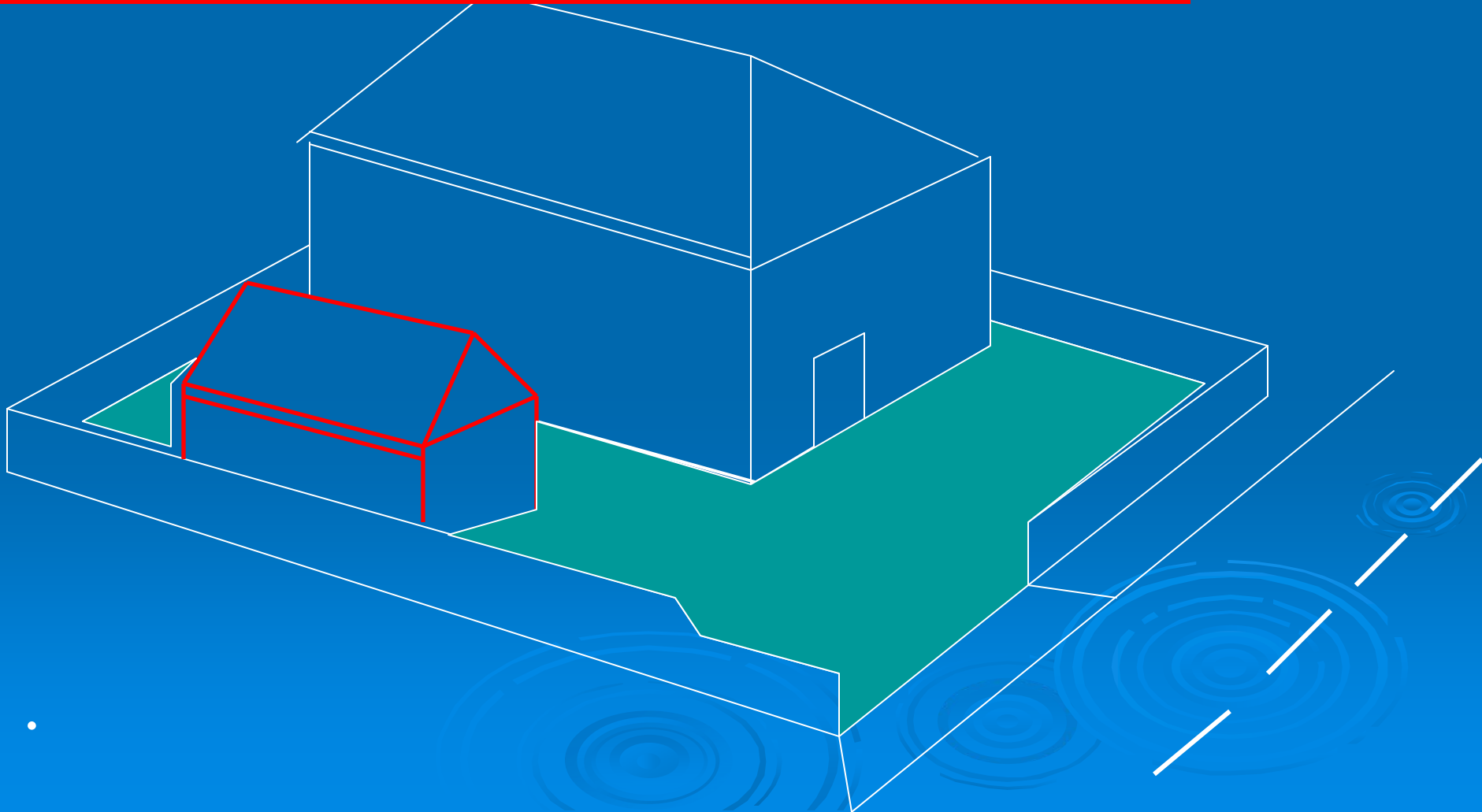


**No outbuilding forward of the principal elevation fronting a highway**

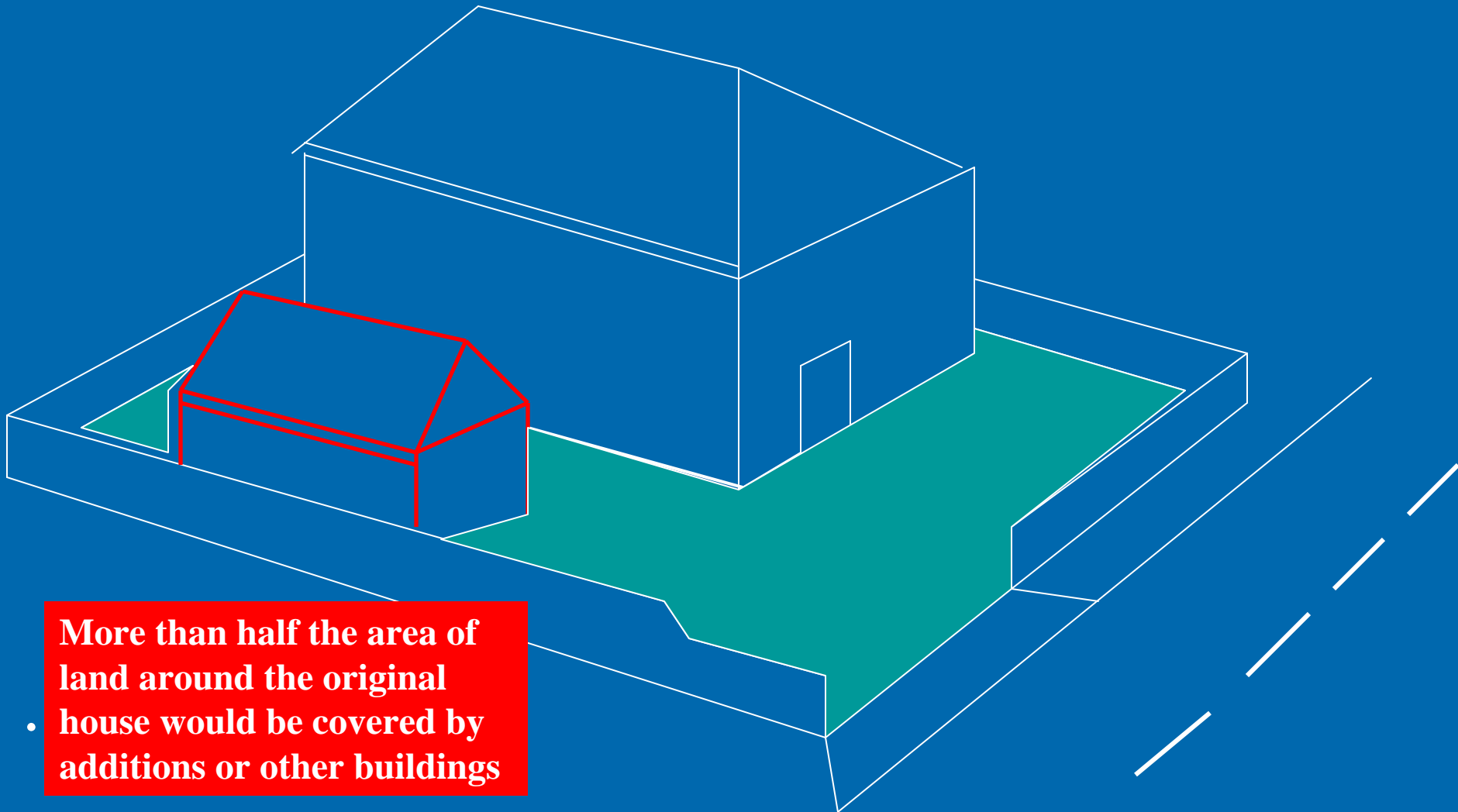
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## Buildings in AoNB in garden area

**No more than 10 square metres of total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse.**



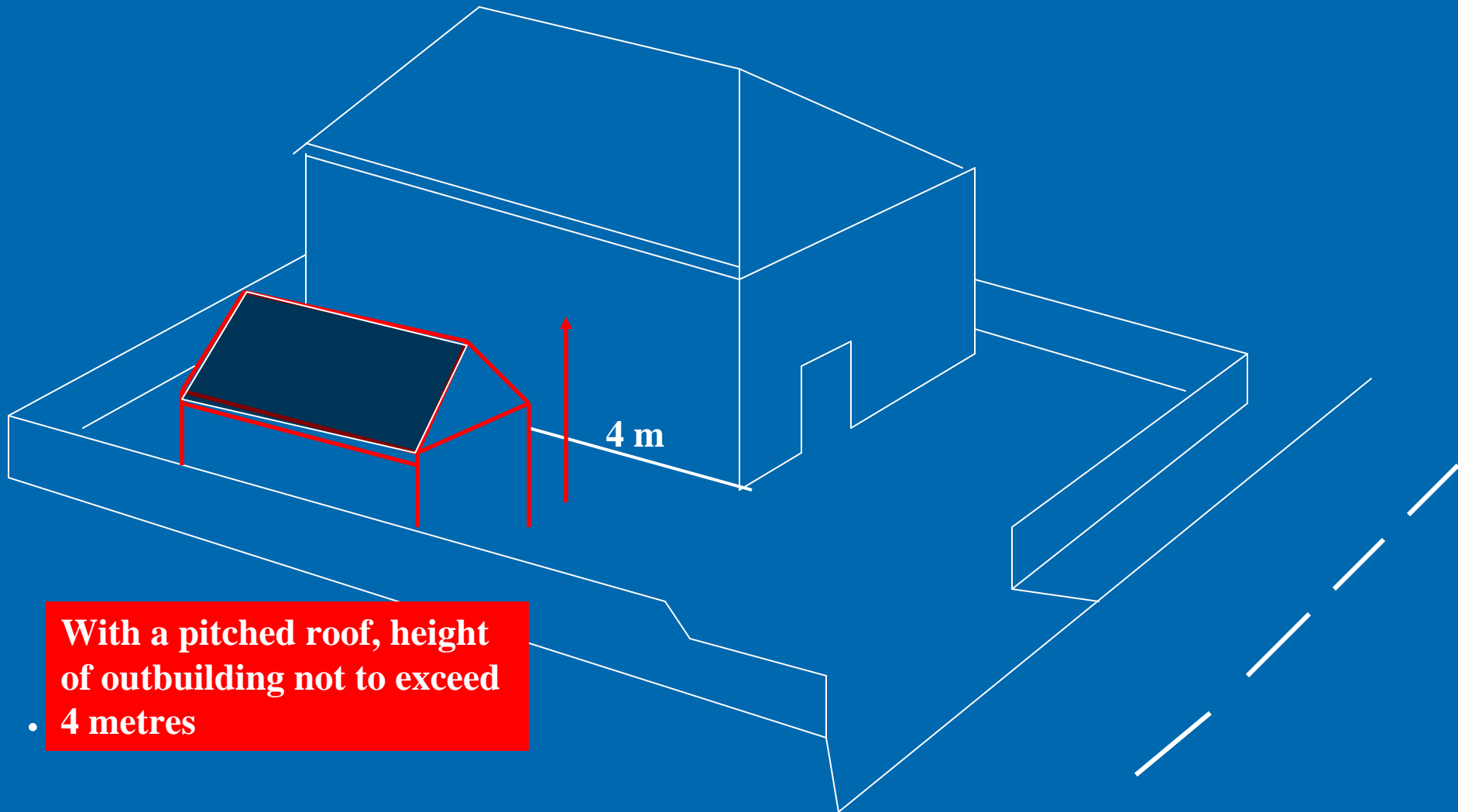
Size up to 50% garden area



**More than half the area of land around the original house would be covered by additions or other buildings**

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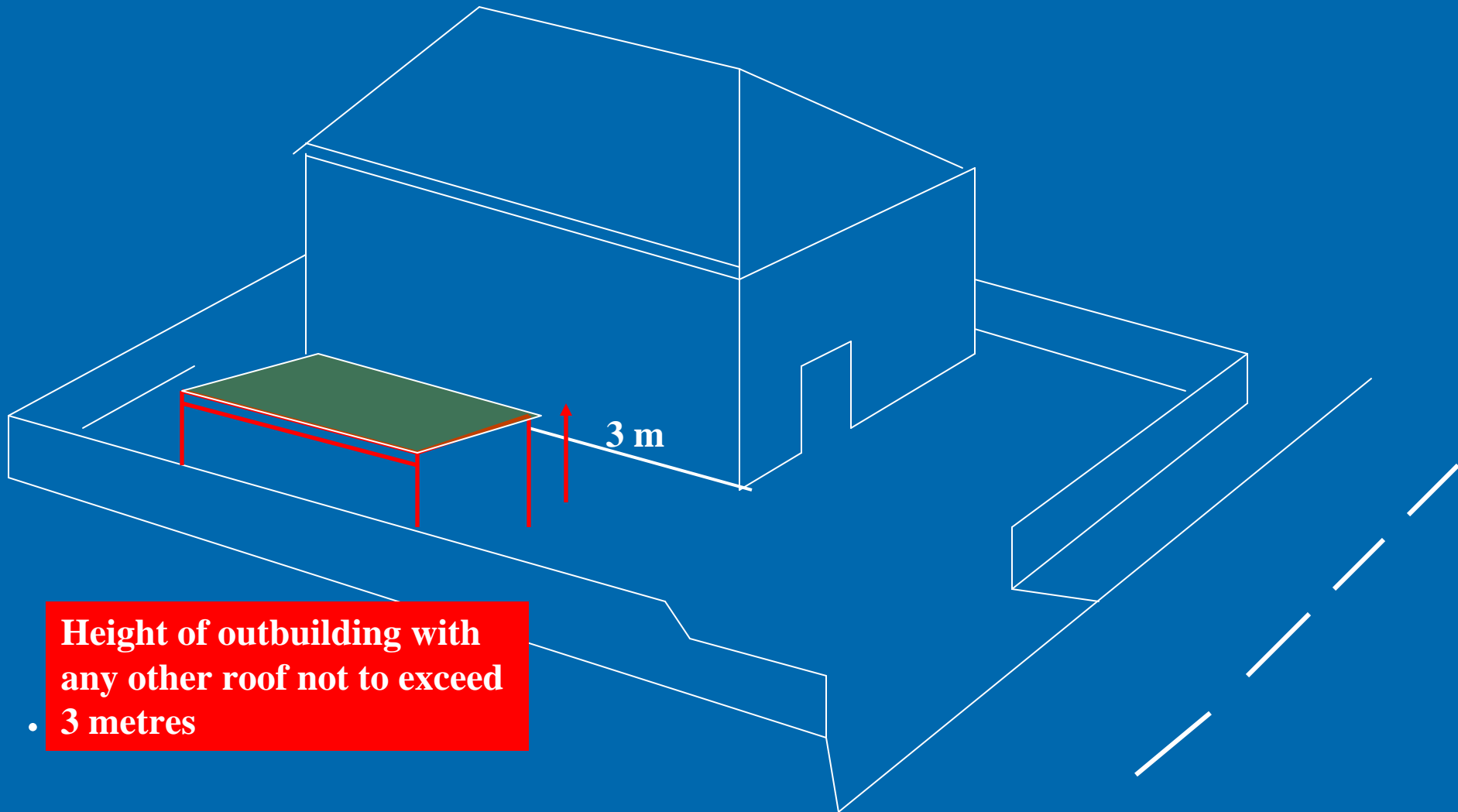
# Height with pitched roof



**With a pitched roof, height of outbuilding not to exceed 4 metres**

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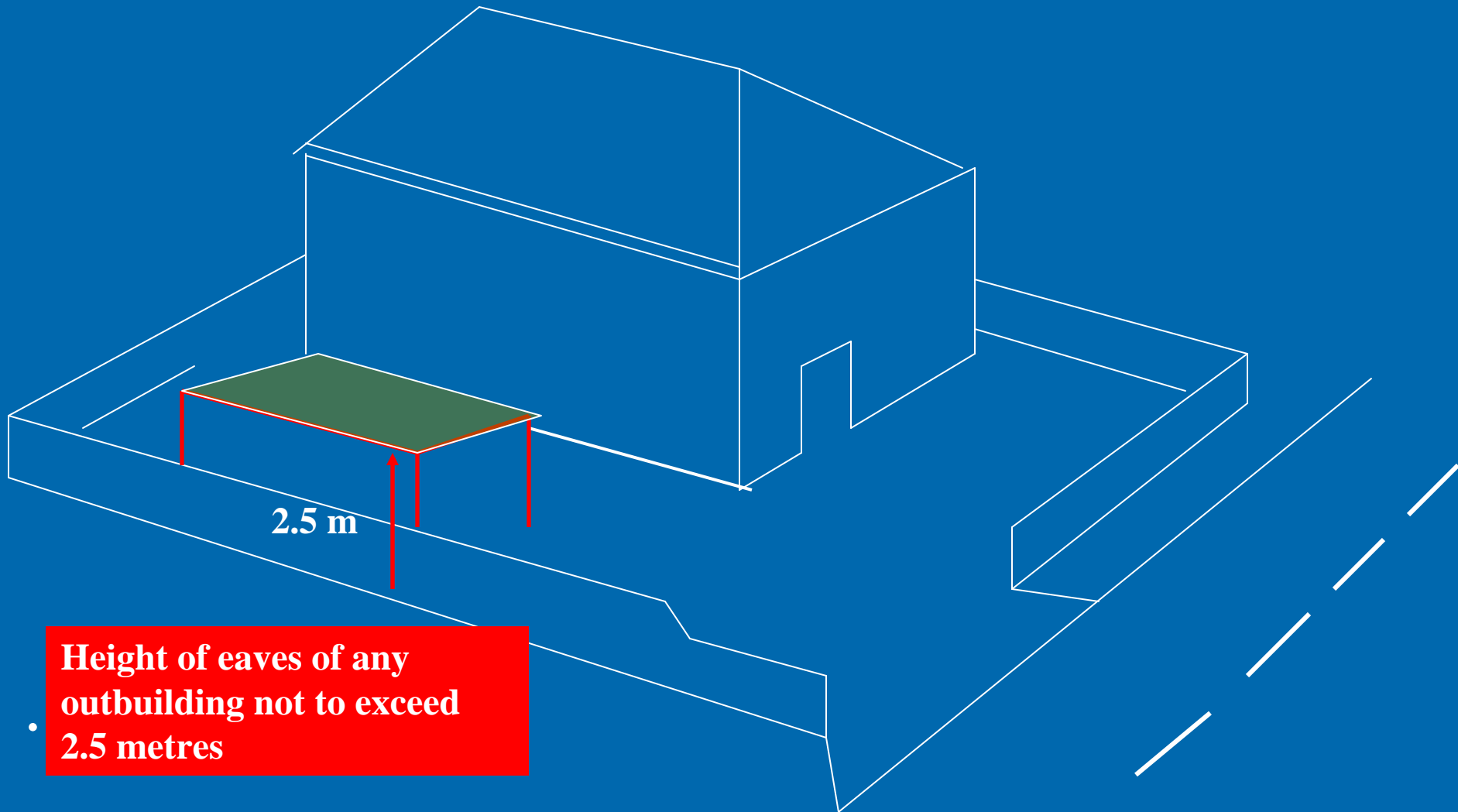
# Height with any other roof



**Height of outbuilding with any other roof not to exceed 3 metres**

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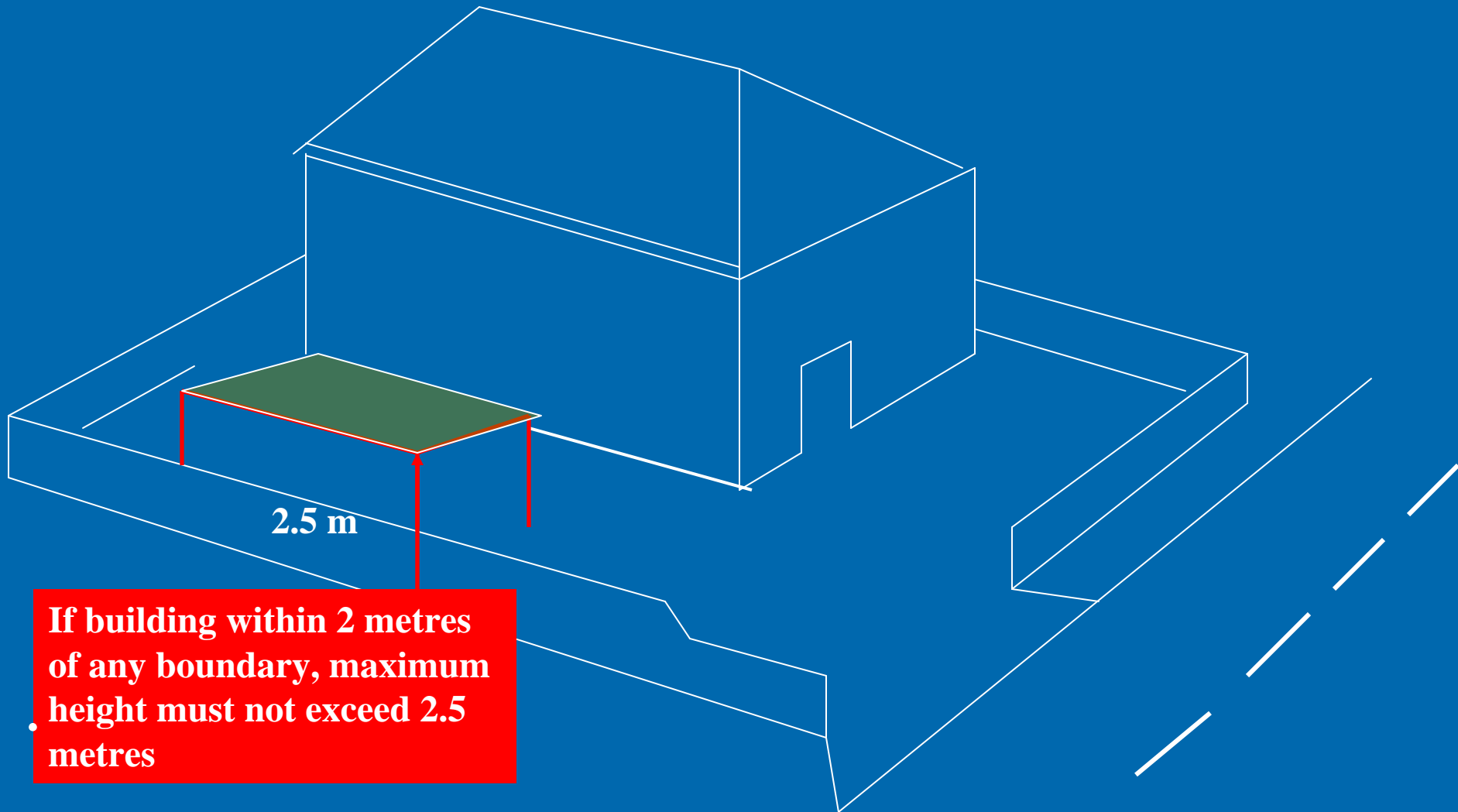
# Height of eaves of outbuilding



2.5 m

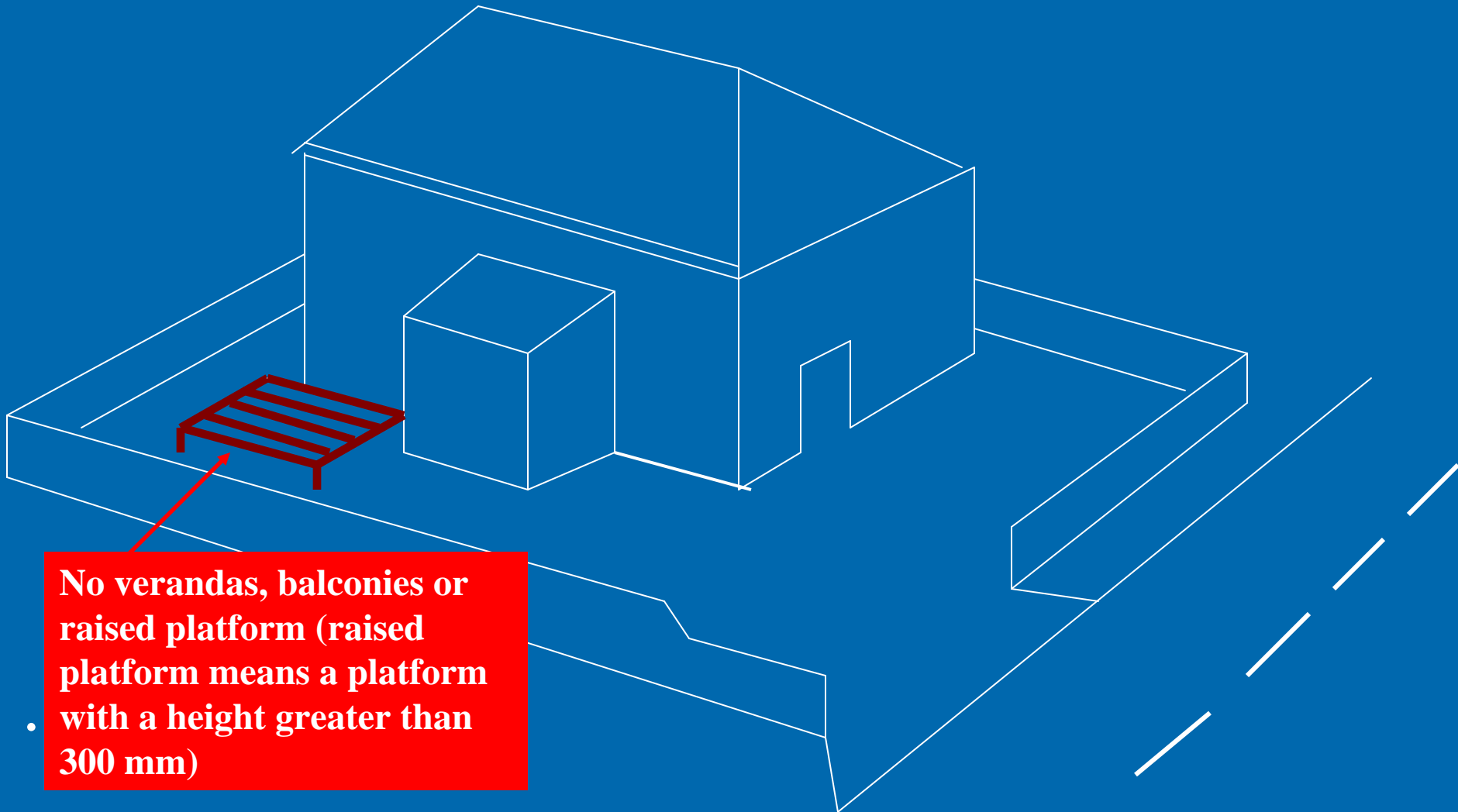
• **Height of eaves of any outbuilding not to exceed 2.5 metres**

# Height of building within 2 metres of boundary



**If building within 2 metres of any boundary, maximum height must not exceed 2.5 metres**

# No verandas, balconies or platforms



**No verandas, balconies or raised platform (raised platform means a platform with a height greater than 300 mm)**

# Listed Building

I am a Listed Building

A 3D wireframe diagram of a building with a speech bubble and a text box. The building is composed of several rectangular blocks of varying heights and widths, all rendered in white outlines. A teal speech bubble with a white outline points to the top of the main building structure. Below the building, a brown rectangular box contains white text. The entire scene is set against a solid blue background.

Within the curtilage of a listed building,  
**ANY** outbuilding will require planning  
permission

- Class F – The provision within the curtilage of a dwelling house of a hard surface for any purpose incidental to the enjoyment of the dwelling house as such OR the replacement in whole or in part of such a surface

# Hard surface between wall and highway

Permeable (or porous) surfaces:

Gravel;

Permeable concrete block;

Porous asphalt

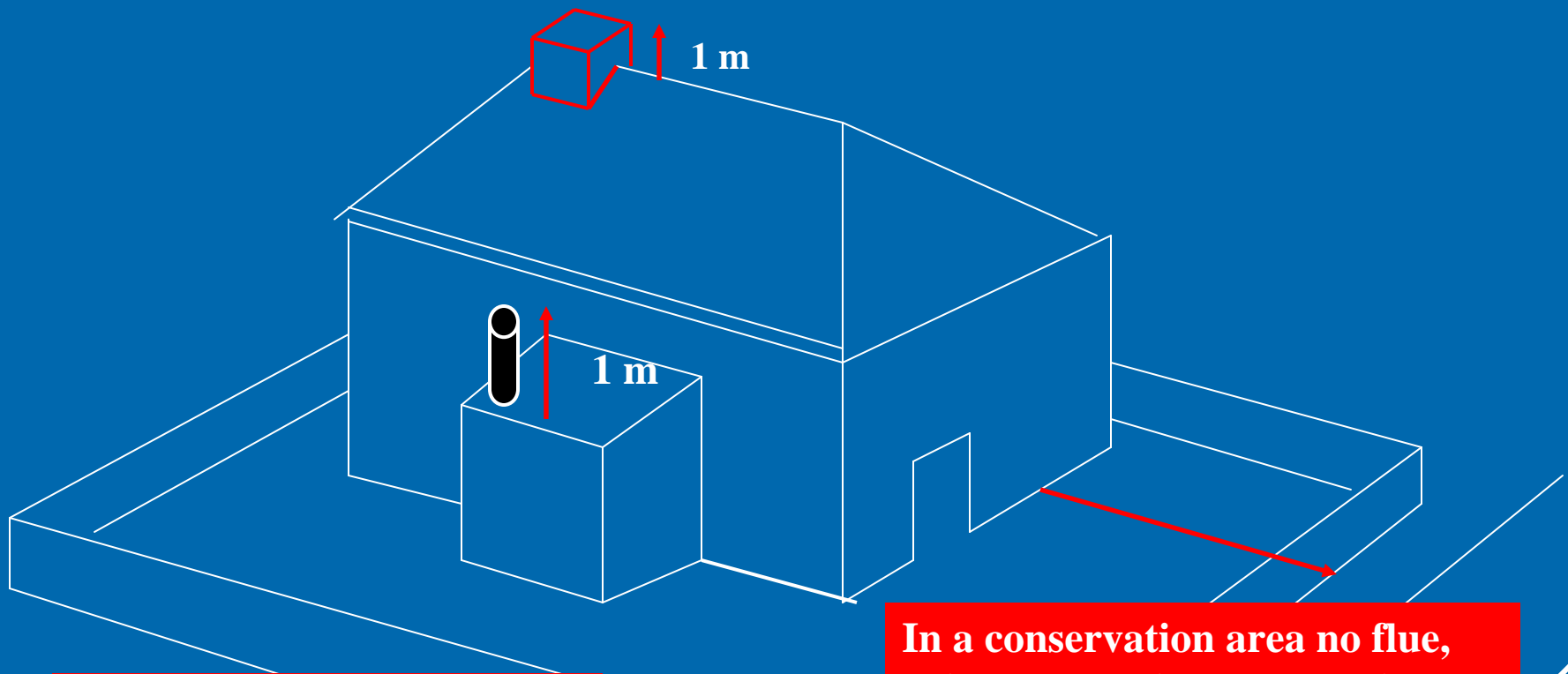
If hard surface situated between a wall forming the principal elevation of a house and a highway and ground area exceeds 5 square metres, hard surface must be made of porous materials or rainwater directed to a lawn or border to drain naturally

Rainwater to lawn or border



- Class G – The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwelling house

# Installation of flue, chimney or soil and vent pipe



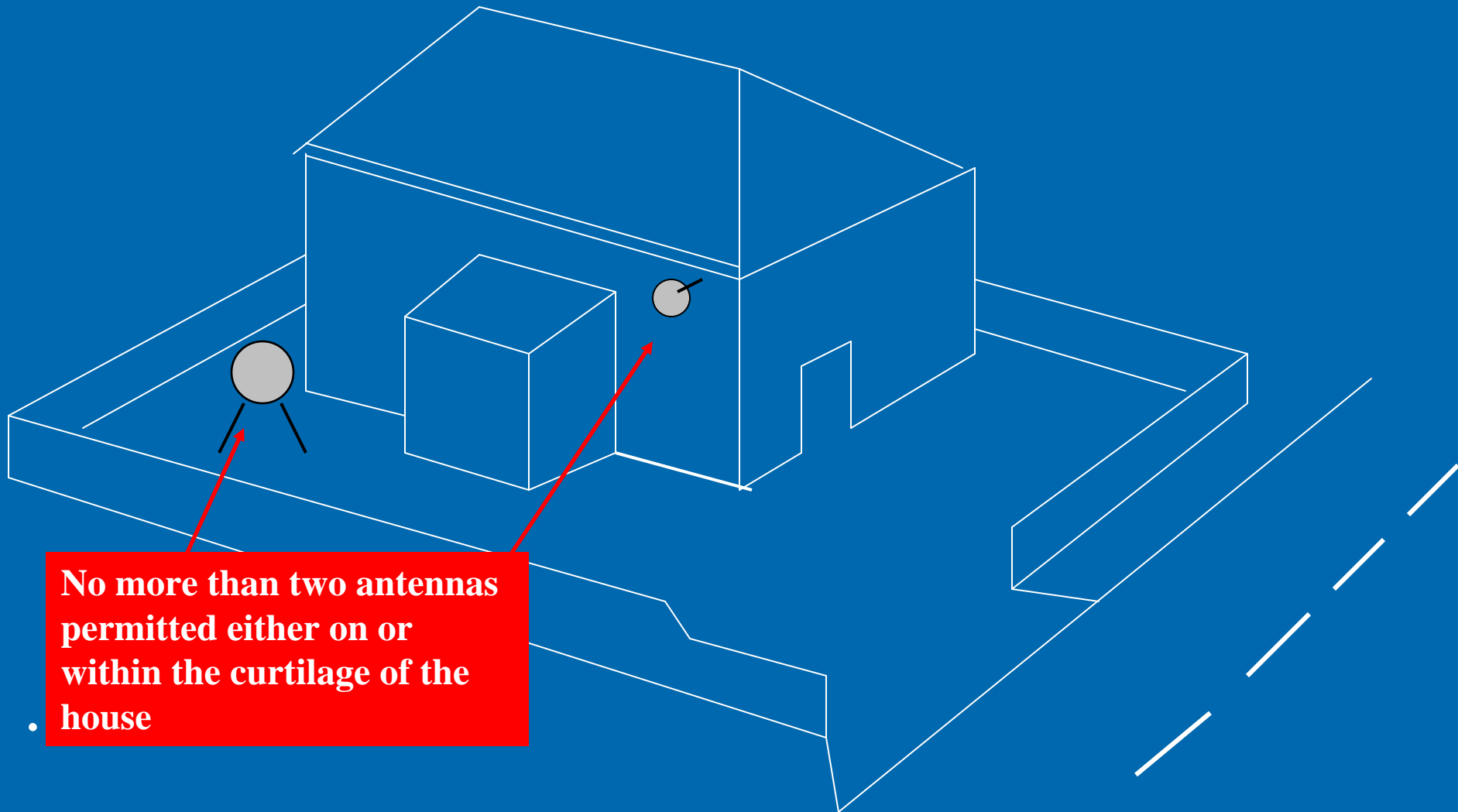
**The height of the chimney, flue or soil and vent pipe must not exceed the highest part of the roof by 1 metres or more**

**In a conservation area no flue, chimney or soil and vent pipe must be installed on a wall or roof slope that fronts a highway and forms the principal or side elevation of the house**

- Class H – The installation, alteration or replacement of a microwave antenna on a dwelling house or within the curtilage of a dwelling house

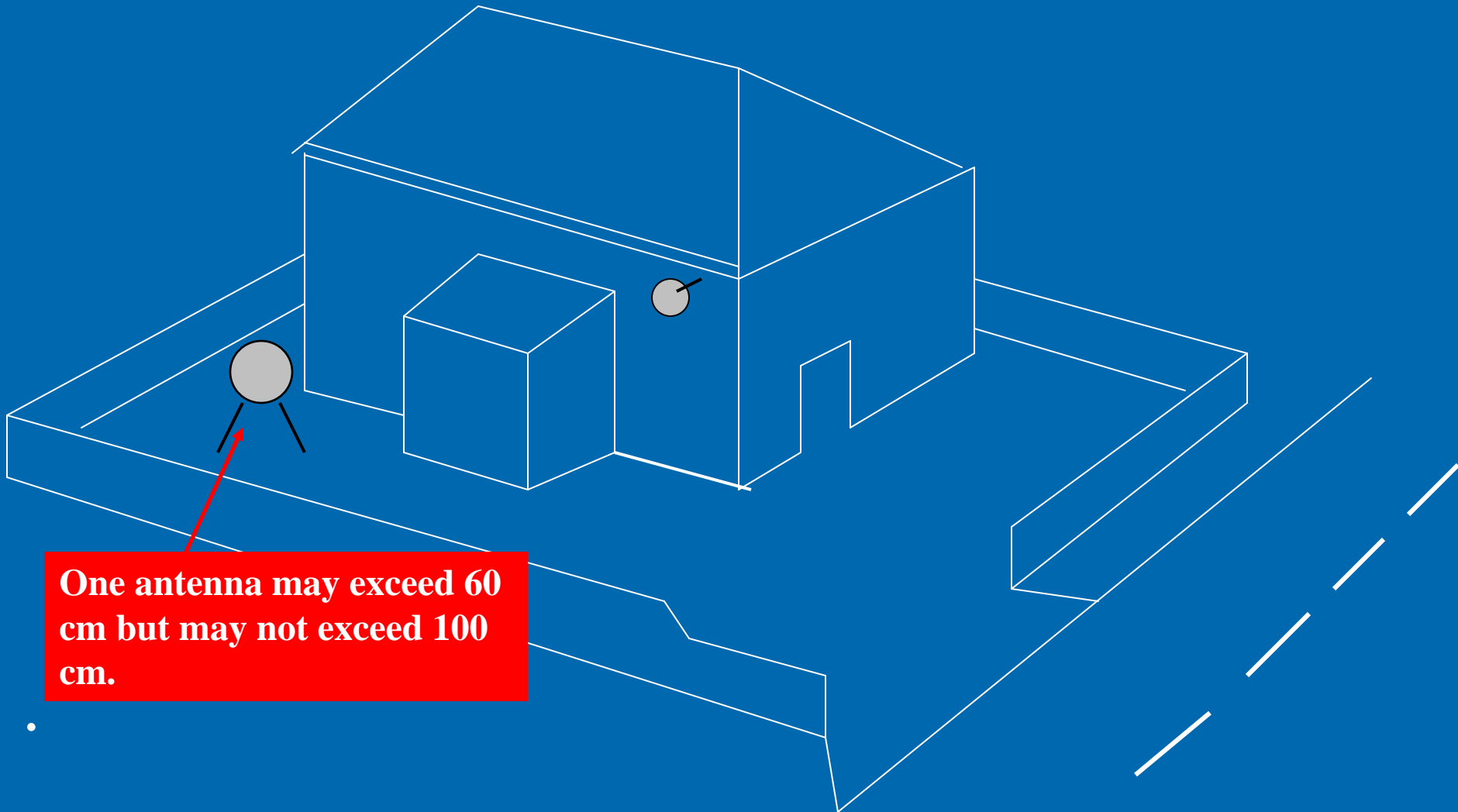
# Installation of micro wave antenna

## Number of antennas permitted



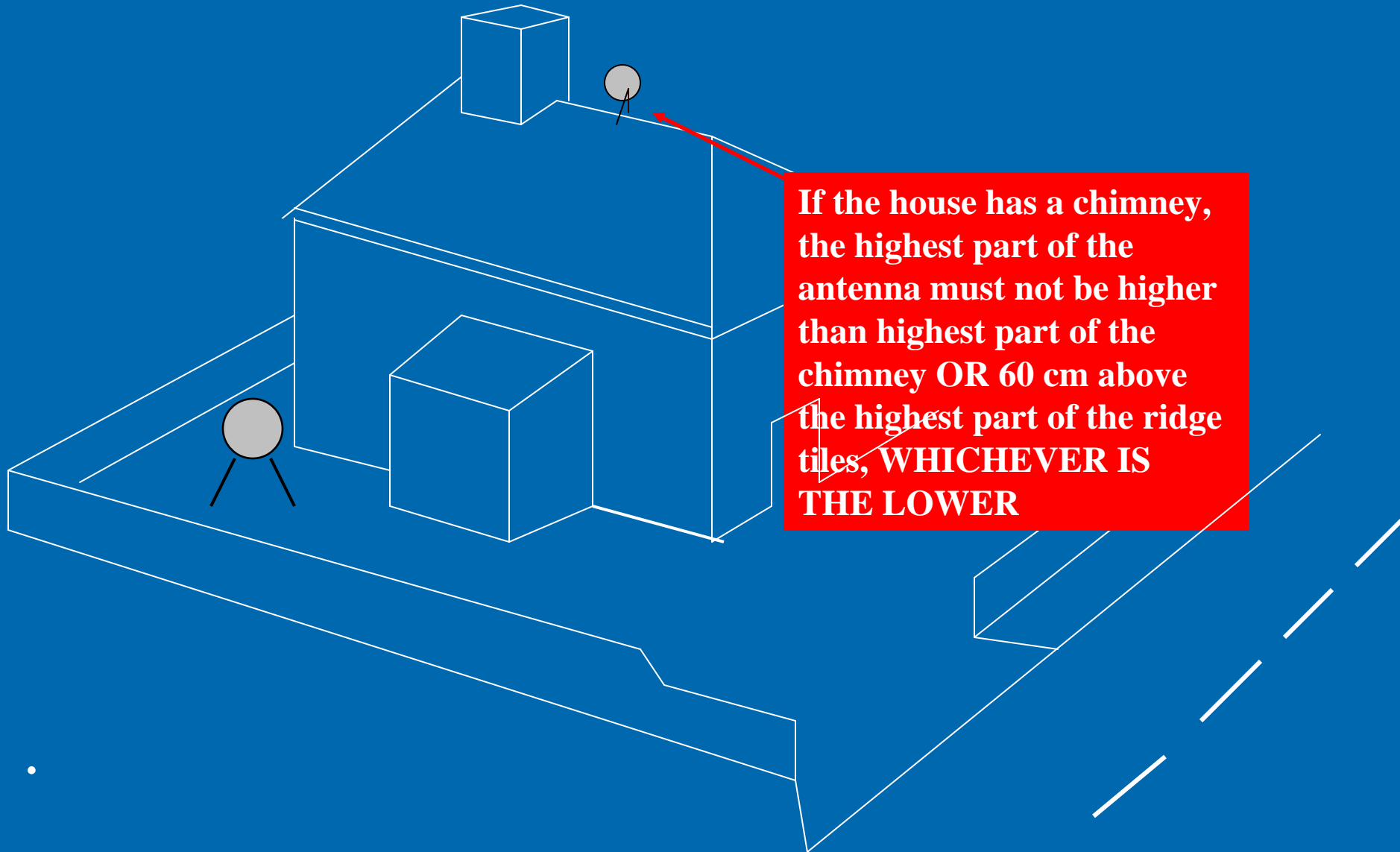
**No more than two antennas permitted either on or within the curtilage of the house**

# Antenna Size

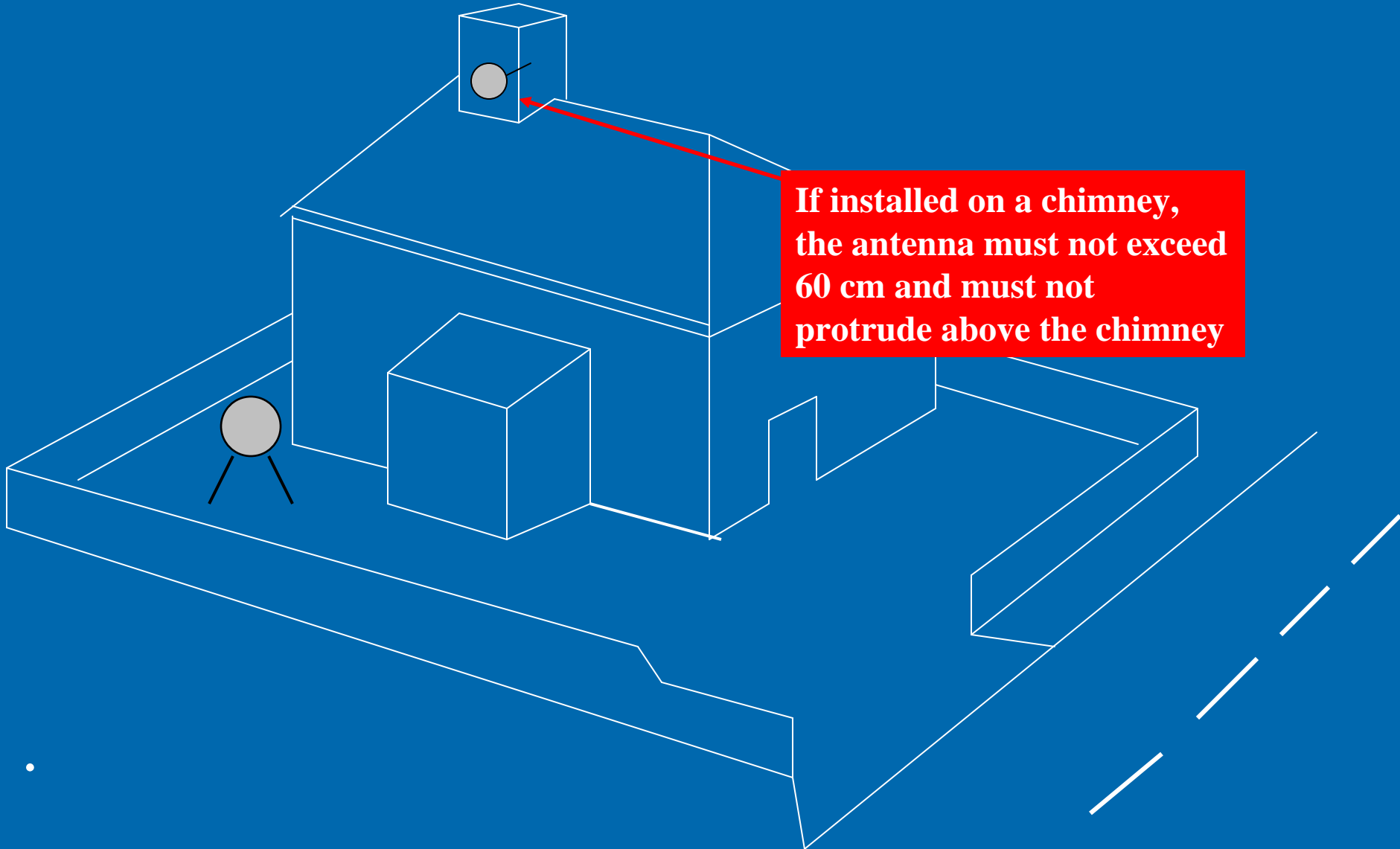


**One antenna may exceed 60 cm but may not exceed 100 cm.**

# Antenna Size on roof that has a chimney

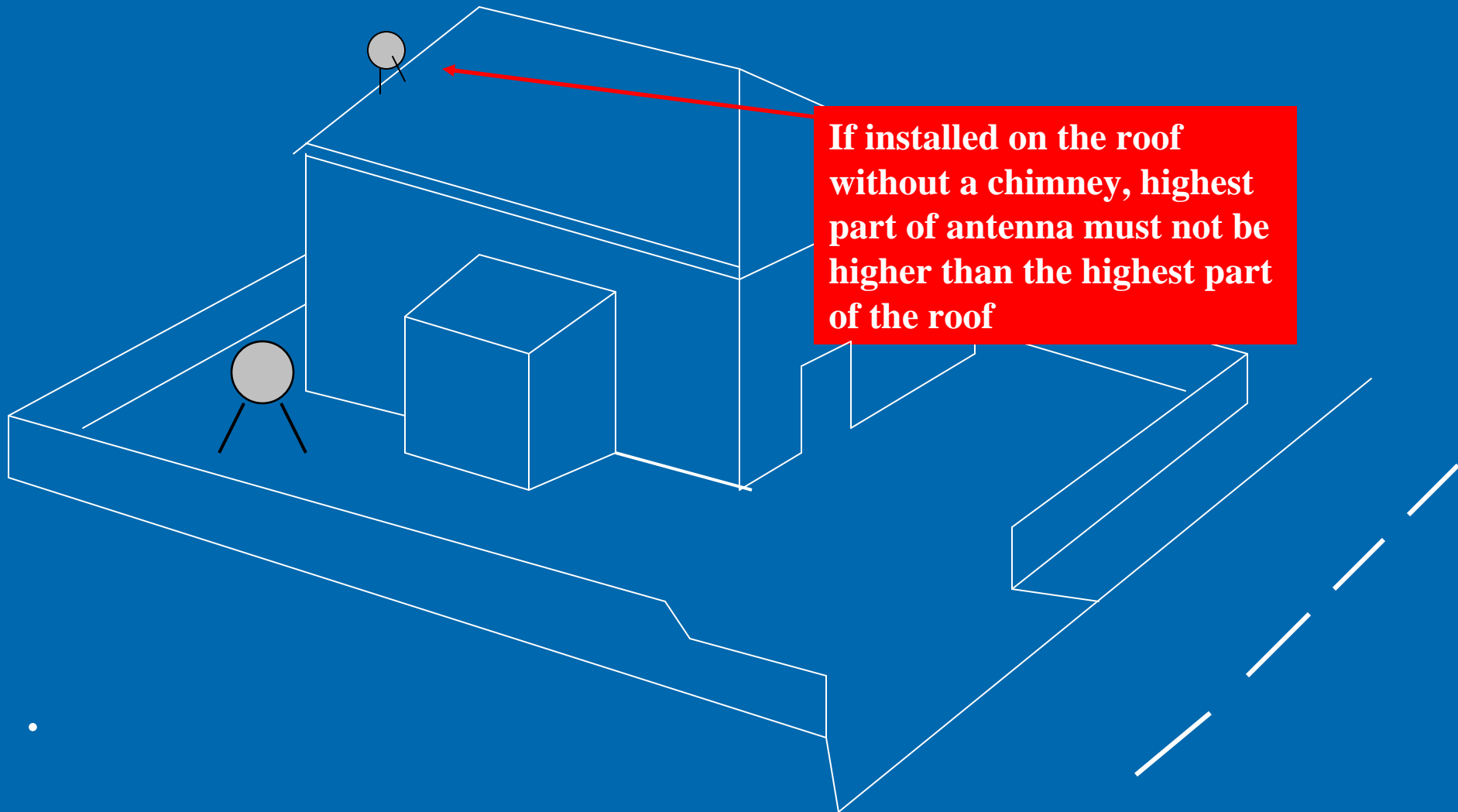


# Antenna installed on a chimney

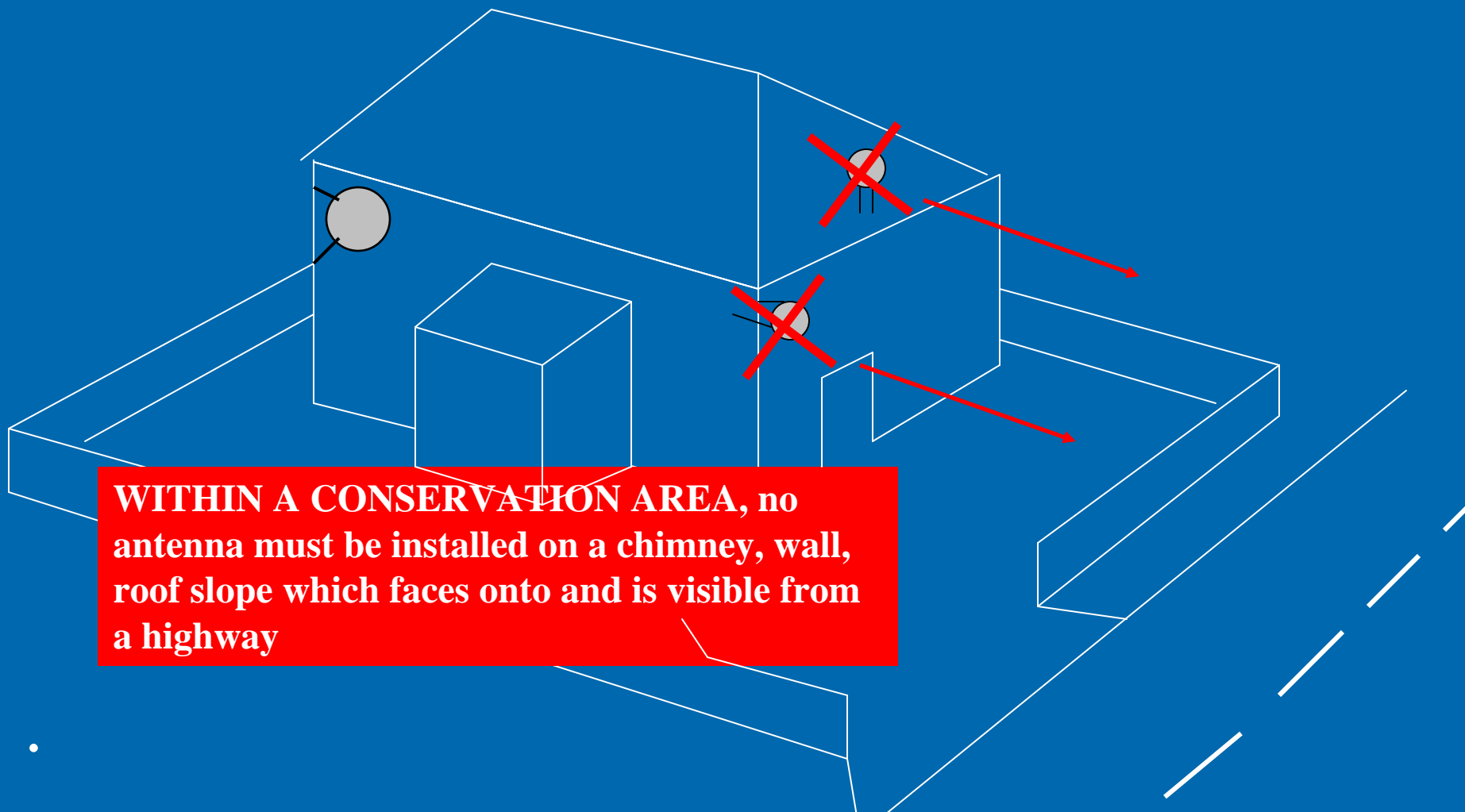


**If installed on a chimney,  
the antenna must not exceed  
60 cm and must not  
protrude above the chimney**

# Antenna installed on a roof without a chimney



# Antenna installed WITHIN A CONSERVATION AREA



**WITHIN A CONSERVATION AREA, no antenna must be installed on a chimney, wall, roof slope which faces onto and is visible from a highway**