

**PLANNING AND HIGHWAYS  
DEPARTMENT**

**How the recent changes to the General Permitted Development Order affect you.**

The new Order makes primarily 3 changes to the existing 1995 General Permitted Development Order.

- It adds 'world heritage sites' to the list of lands which are subject to additional restrictions.
- It substitutes new provisions in respect of extensions and alteration to residential dwellings and to development within the curtilage/boundary of a residential dwelling.
- It relaxes restrictions relating to the installation of solar photovoltaics or solar thermal equipment on a dwellings in a conservation area

The most substantial changes are the changes relating to domestic extensions and developments within the curtilage of a dwellinghouse and are primarily restrictions controlling the impact of the development on the highway and surrounding area.

Extensions which required planning applications or were previously considered to be in breach of planning control may now be permitted.

Extensions or alterations completed before 1 October 2008 and were lawful under the old provisions will not become unlawful as a result of the new changes.

Loft conversions are now restricted by the cubic content of the resulting 'roof space' and not the volume of the resulting building.

Alterations to the roof which were previously not permitted on the basis that they would result in a material alteration to the shape of the dwellinghouse are now allowed subject to certain restrictions.

There are height restrictions in respect of extensions within 2m of the boundary and further restrictions in respect of extensions fronting the highway.

In an attempt to address flooding issues hard surfacing or replacement hard surfacing between the front of the dwelling and the highway is only permitted if it is not more than 5 square metres and is of a water permeable or porous material or suitable drainage to a permeable or porous area has been provided within the boundary of the dwelling. There does not appear to be any restrictions on hard surfacing to the rear of a dwellinghouse.

The rules relating to ancillary buildings within the curtilage of a dwelling have been tightened but the restriction on the size of a building within 5 metres of the dwelling has been removed.

If you need more information or need clarification on any matter relating to the new permitted development rights please contact Mrinalini Rajaratnam in our Planning Department [mr@dolegal.co.uk](mailto:mr@dolegal.co.uk).

This newsletter has been published as general information on the interpretation and application of the law and in accordance with our website Terms and Conditions. It does not necessarily stand on its own and should not be relied upon as advice.