

Town and Country Planning (Permitted Development) (Amendment) Order 2026 – Consultation Document

January 2026



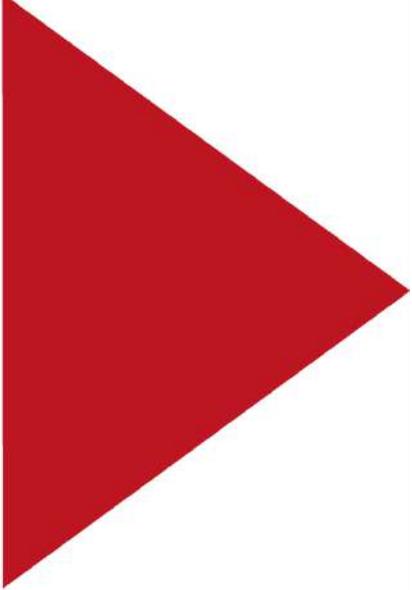
**Isle of Man
Government**

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Executive summary

This consultation seeks public views on proposed amendments to **Class 15** of the *Town and Country Planning (Permitted Development) Order 2025*, which currently covers garden sheds, summer-houses and pergolas that can be constructed without the need for planning permission.

Feedback from a review of permitted development rights undertaken in 2024 highlighted growing demand for larger and more versatile garden buildings - often used for storage, as hobby spaces, or for home-working. At the same time, it was recognised that any changes to permitted development rights around garden buildings would require careful consideration and public input.

The Department now proposes to update Class 15 by revising the height and size limits, adding garden rooms to the list of permitted garden buildings, and providing clearer guidance on how garden buildings and pergolas should be sited and used. The aim is to give homeowners greater flexibility while ensuring that the changes remain proportionate and protect residential amenity.

The Department now invites comments from all interested stakeholders on the draft Order.

Why are changes being proposed?

Permitted development rights were comprehensively reviewed in 2024 as part of the Built Environment Reform Programme (BERP). The review sought to make it easier for homeowners to make minor household improvements whilst concentrating Government resources on applications where the rigour of the planning application system was needed most.

Amendments to Class 15 as part of the 2024 review were limited to the addition of pergolas to the class which had not previously been allowed for. Although not part of the 2024 consultation, several respondents made comments relating specifically to the size and location of garden buildings as part of Class 15 of the Order.

Several themes emerged from the 2024 consultation:

- **Alignment with neighbouring jurisdictions:** respondents indicated a preference for larger sheds and garden buildings, aligning more with the size permitted in the UK.
- **Relationship between allowable size and property size:** larger properties often have gardens capable of accommodating bigger structures without detriment to neighbours. Respondents suggested that permitted sizes should better reflect this.

- **Clarity about the type of uses permitted:** respondents requested clearer guidance on uses such as home offices, gyms, hobby rooms, or additional lounge space. There was broad understanding that use for sleeping accommodation would not fall within permitted development, but respondents asked that this distinction be made explicit.

The 2024 review acknowledged that future changes to Class 15, including the potential addition of garden rooms to the class, could be considered in future orders and informed by further public consultation. The Cabinet Office is now commencing a focused review, with the intention of striking a better balance between flexibility for homeowners and the protection of residential amenity.

What changes are proposed?

Class 15 of the Town and Country Planning (Permitted Development) Order 2025 covers garden sheds, summer-houses, and pergolas. The changes outlined in this document represent some of the key amendments proposed to the class. To view the proposed changes in full, respondents are encouraged to view the 'Keeling' version¹ of the Town and Country Planning (Permitted Development) Order 2025 on the consultation hub (consult.gov.im).

A summary of some of the key proposed changes is set out below:

Expanded scope

The Department proposes to amend Class 15 to include a broader range of garden structures including garden rooms, which are typically more substantial in construction compared to traditional garden sheds or summer-houses.

¹ A version which shows how the Order will look once the proposed amendments are made

Increasing the height of garden buildings and pergolas

Under the proposed changes, the maximum height for a structure with a dual-pitched roof would increase from 2.8 metres to 3.8 metres, as shown in figure 1 (see Class 15 (2)(a)(i)).

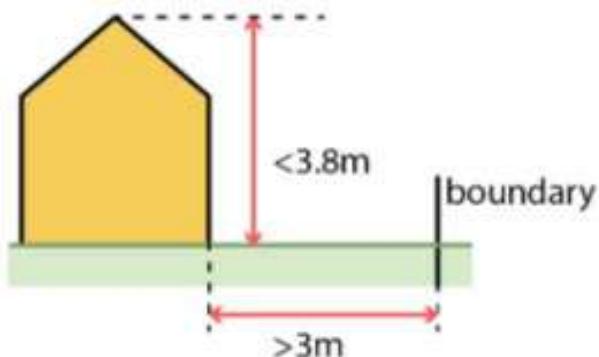


Figure 1: Proposed maximum height of a dual pitched garden building or pergola

For structures without a dual-pitched roof, the maximum height would increase from 2.8 metres to 3 metres, as shown in figure 2 (see Class 15 (2)(a)(ii)).

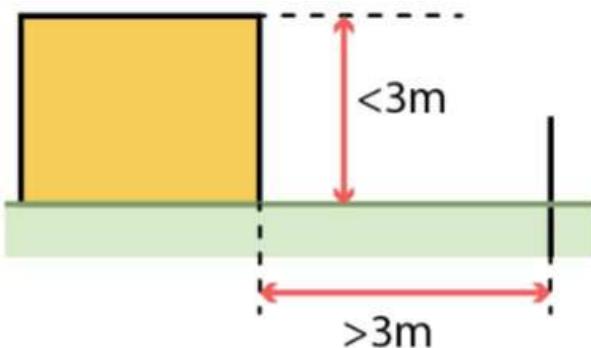


Figure 2: Proposed maximum height of a garden building or pergola without a dual pitched roof

For any part of a garden building or pergola within 3 metres of the boundary of the curtilage the maximum height will be 2.8 metres overall (see Class 15 (2)(a)(iii)), with a maximum height of 2.5 metres at eaves level (see Class 15 (2)(a)(iv)).

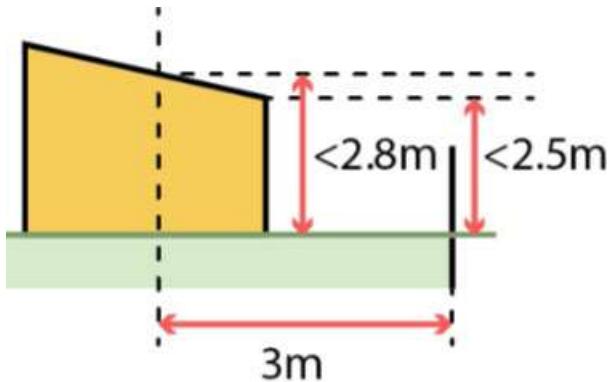


Figure 3: proposed maximum height of any part of a structure within 3 metres of the boundary

Figure 4 illustrates the proposed amendments to Class 15(2)(a) within the setting of a dwelling's rear curtilage, showing how the revised height limits and boundary constraints would apply to a typical garden building and pergola.

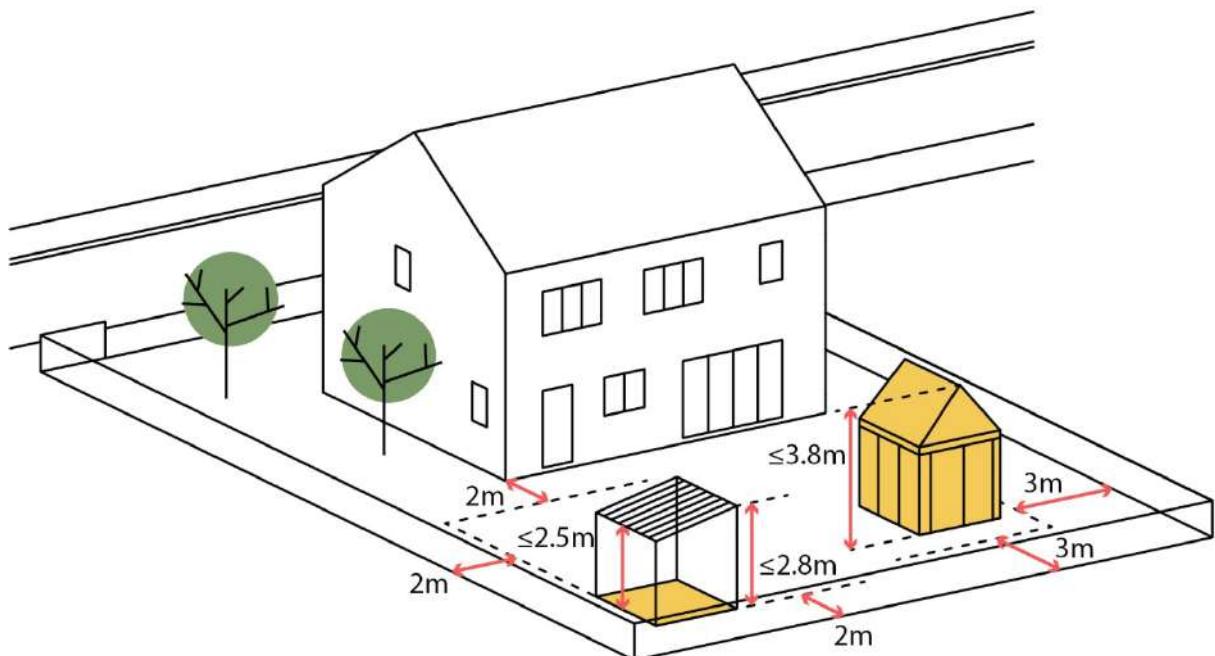


Figure 4: Proposed amendments to Class 15 (2)(a) shown within the rear curtilage of a dwelling

Increasing the size of garden buildings and pergolas

The Department proposes to increase the maximum cumulative ground area that can be covered by garden buildings and pergolas from the current limit of 15 square metres to 25 square metres, as shown in figure 5 (see Class 15 (2)(c)(i)).

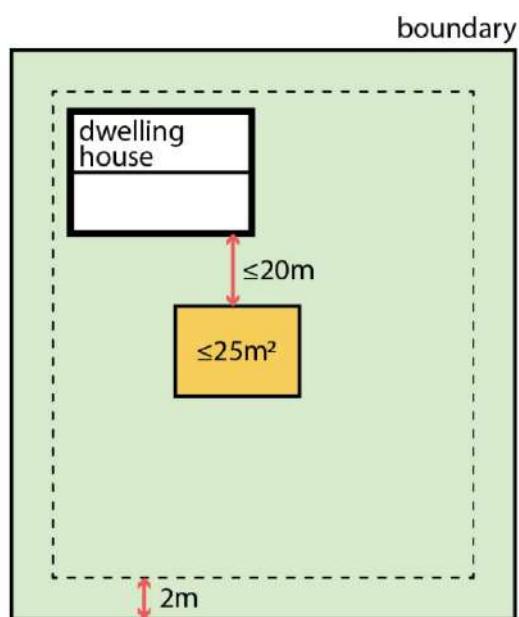


Figure 5: Proposed maximum area of a garden building or pergola

For garden buildings and pergolas situated more than 20 metres from any wall of the dwellinghouse, it is proposed that the existing size restriction of 15 square metres will continue to apply, as shown in figure 6 (see Class 15 (2)(c)(ii)).

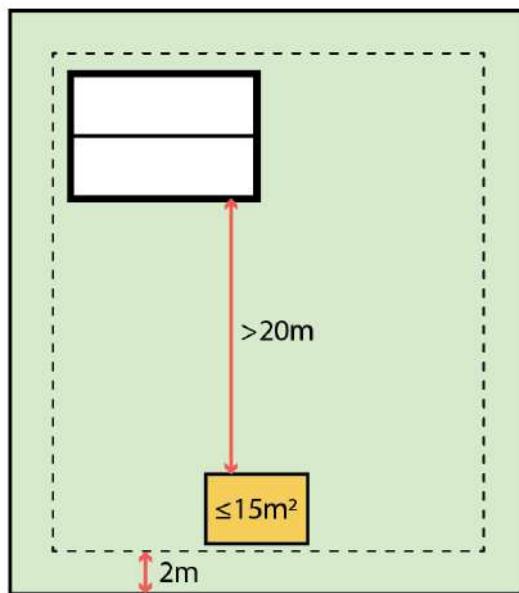


Figure 6: Proposed maximum area of a garden building or pergola (situated more than 20 metres from any wall of the dwelling)

Increased guidance on siting and use

Garden buildings and pergolas are among the most constructed domestic outbuildings under permitted development, meaning that any proposal to increase their maximum height or area must be carefully balanced against the need to protect residential amenity. Proposed amendments to Class 15(2)(d), (e) and (f) strengthen siting rules to reduce visual impact and boundary encroachment. Garden buildings and pergolas cannot be positioned forward of principal elevations, cannot project beyond the curtilage or be attached to the dwellinghouse.

Where garden buildings or pergolas exceed 5m² in area they must not be nearer than 2 metres from the boundary and, if nearer than 5 metres to the boundary, no elevation of that structure may contain a window or glazed door fronting the boundary.

The proposed amendments also clarify acceptable use. Garden buildings may only serve incidental domestic purposes and must not contain kitchen or bathroom facilities that would enable their use as a separate dwellinghouse or be used for sleeping purposes (see Class 15 (2)(h)).

How and when can I comment?

You can submit your views online via the Government's Consultation Hub at: **consult.gov.im**.

The Department welcomes comments on any aspect of the proposed amendments. The deadline for responses is **Monday 23rd February 2026**.

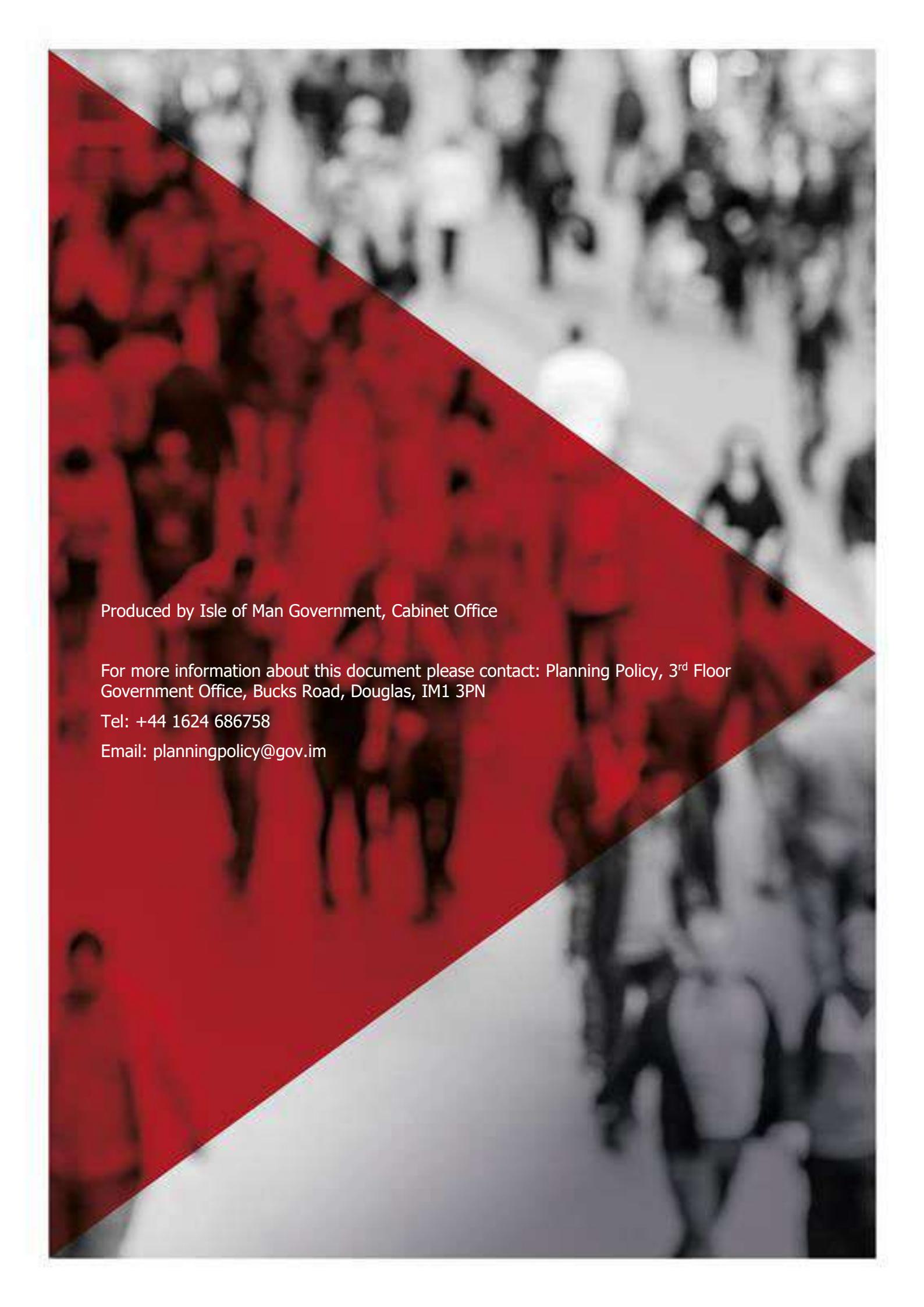
If you require further information or assistance, please contact the planning policy team at:

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What happens next?

The Cabinet Office will consider all representations received as part of this consultation in determining final amendments to the Order. The final version of the Order will need to be approved by Tynwald prior to coming into operation.



Produced by Isle of Man Government, Cabinet Office

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