

Additional Information for Part 1 – Proposed Operational Permitted Development

Current Content

The Town and Country Planning (Permitted Development) Order 2012 (as amended) has main text and two Schedules. It can be viewed [here](#). The main text includes some general conditions that apply to all forms of development within the Order, which includes preventing any changes which would create/materially alter a vehicular access onto a highway, or create an obstruction to those using the highway. Schedule 1 sets out operations that can be carried out only outside Conservation Areas and Schedule 2 sets out operations that can be carried out anywhere, including within Conservation Areas.

Schedule 1 (outside Conservation Areas) includes the works set out below.

- Part 1 – Statutory Undertakings (Services, highways, drainage, sewage, water supply, rail and tram way, gas and electric supply, Post Office and street furniture).
- Part 2A – Works to domestic houses (Greenhouses and poly tunnels, extensions, garden sheds and summer-houses, fences walls and gates, private garages and car ports, domestic fuel storage tanks, replacement of waste water treatment system, erection of flagpole, construction of decking, stand-alone solar panels and ground/water heat pumps).
- Part 2B – Works to domestic houses (Replacement windows and doors, installation of or removal of patio doors, replacement of a garage door - including with a window, satellite dishes, roof-lights, roof mounted solar panels).
- Part 3 – Aviation Operations.
- Part 4 – Miscellaneous (Demolition of part of a building, works to buildings which aren't dwelling houses - satellite dishes, installation of replacement doors and windows, construction of fences, walls and gates, forestry operations, closed-circuit television cameras).

Part 2 is subject to a number of limitations. Firstly, it does not relate to flats (the definition of dwelling house excludes them) and secondly it does not relate to land used in connection with a dwelling house where it is physically attached to it (the definition excludes land that is severed from it, e.g. by a service lane). Part 2A does not allow works which are close to overhead lines, rivers or which would involve works to trees.

Schedule 2 (anywhere, including Conservation Areas) includes limited work in relation to services, highways, sewage, water supply, rail and tram way, gas and electric supply.

Proposed Changes

It is proposed to introduce a small number of new classes of development to the Schedules. It is also proposed to make one amendment to the existing provision for household extensions in Schedule 1. An Order will be produced to amend Schedule 1 (works outside Conservation Areas). The proposed scope of this Order is set out in Part 1 of the Consultation. It is not proposed to alter the main text of the Order, including the general conditions at Article 4(4), which apply to all types of development.