



Planning Committee

All Wards

7th October 2008

CHANGES TO HOUSEHOLDER PERMITTED DEVELOPMENT RIGHTS (PDRs)

(Report of Acting Head of Planning and Building Control)

1. **Purpose of Report**

To inform Planning Committee members of changes to the regulations and thus controls over development retained by the Local Planning Authority (LPA).

2. **Recommendation**

The Committee is asked to RESOLVE that

the information provided below be noted and taken into account in the future decision making process.

3. **Financial, Legal, Policy and Risk Implications**

Financial

- 3.1 There may be a drop in the number of applications received due to increased rights, and thus a drop in income from planning application fees.

Legal

- 3.2 Officers and Members must be aware of the legislative changes when carrying out their daily functions to ensure compliance with the revised statutory framework.

Policy

- 3.3 There are no policy implications at this stage, although the revised legislation may influence the need for and content of future documents.

Risk

- 3.4 There are few perceived risks, as any applications subsequently made for development which no longer requires consent can be dealt with appropriately.

Report

4. Background

- 4.1 Through the legislative framework, the planning system bestows rights on householders which set out limits within which they may develop without the need to apply for planning permission. These are called 'Permitted Development Rights' and are set out in secondary legislation – the 1995 Town & Country Planning (General Permitted Development) Order, which has been amended many times. However, an amendment order was enacted on 10th September 2008 which came into force on 1st October 2008 which replaced the section of this legislation dealing with householder rights.
- 4.2 Householder permitted development rights are set out in several sections, and are couched in terms of specific things being permitted unless they fall within prescribed criteria set out in the order. Previously, these were perceived as quite complex, relating to floor area and cubic volume of extensions, things that are not always easy to calculate. In some cases, these were to be calculated relative to the original dwelling in proportionate terms.
- 4.3 The government has been keen to simplify these rights, and also increase them, freeing up Local Planning Authorities from dealing with small scale and often relatively insignificant developments and enabling them to concentrate on the more significant and larger scale developments. A balance between additional rights and the resultant impact of these on the visual amenity and appearance of built form must be struck in order that additional rights do not result in unsightly and harmful developments.
- 4.4 Below, the new rights are summarised, to provide an overview of the new system. Any Members or residents who are considering development at their home (or anywhere else within the Borough) are still encouraged to contact the Development Control Team prior to commencing works in order to confirm whether or not planning permission is required and in order to avoid possible enforcement action later.
- 4.5 It should be noted that the permitted development rights for householders do not extend to residents of flats, who remain without any rights to develop without requiring permission.
- 4.6 New guidance has been provided on the planning portal website (<http://www.planningportal.gov.uk/uploads/hhg/houseguide.html>) to assist householders in determining whether they need to make a planning application for their proposed development.
- 4.7 Attached at the rear of the report are both the new legislation, and a summary version that has been developed by Officers for use

internally and also to provide guidance to those enquiring. It is proposed that this guidance be added to the website to assist members of the public. The form currently used for people requesting advice on whether their proposal is PD or not will also be amended in light of the new legislation.

5. **Key Issues**

The enlargement, improvement or other alteration of a dwellinghouse

- 5.1 The right to extend a domestic property without permission can now be calculated according to factors such as the height and floor area of the proposed extension and whether it would face a road.
- 5.2 Alterations including a veranda, balcony or raised platform, satellite dish, chimney or flue/vent pipe also now appear to require consent always. Whilst most two storey and first floor extensions will still require planning permission, there will be some cases where they do not, possibly more so than currently. There are further restrictions if the dwelling is within a Conservation Area.
- 5.3 The conditions include that materials and roof pitch shall match as closely as possible those of the existing building, and that side windows at first floor level shall be obscurely glazed and non-opening below a certain height relative to the internal floor.

The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

- 5.4 These must not exceed the existing roof pitch, front a highway or result in an increased cubic content beyond prescribed limits. Similarly, they must not include a veranda, balcony or raised platform, satellite dish, chimney or flue/vent pipe. These rights do not exist for dwellings within Conservation Areas, and are subject to very similar conditions regarding matching materials, windows. A condition that appears to require the setting down of roof alterations also seems to exist.
- 5.5 Thus, similarly to the previous regulations, some dormer windows will benefit from permitted development rights whilst others will not.

Any other alteration to the roof of a dwellinghouse

- 5.6 Roof alterations are limited such that rooflights must not protrude above the roof tiling beyond 150mm, unlike the previous unlimited size and protrusion. However, on certain faces of the house they must be obscurely glazed and/or non-opening.

The erection or construction of a porch outside an external door of a dwellinghouse

- 5.7 The rules for porches remain unchanged.

The provision within the curtilage of a dwellinghouse of outbuildings/containers

- 5.8 This section provides rights for detached buildings within the grounds of dwellings such as pools, sheds, greenhouses etc. or containers for the storage of heating fuel etc. They must be single storey and not at the front, as well as not exceeding prescribed heights and sizes. Again, developments including a veranda, balcony or raised platform, satellite dish, chimney or flue/vent pipe also now appear to require consent always where these are detached from the dwelling. No buildings are allowed within the curtilage of a listed dwelling without seeking consent from the LPA. There is also a capacity limit for containers. (This element also provides for developments such as structures relating to pets, or the keeping of hens etc for personal use only.)

The provision or replacement of a hard surface

- 5.9 This item has received much media attention recently, so you may already be aware that there is no longer a blanket right for householders to hard surface their front garden areas. It is now only possible to do these surfacing works without requiring planning permission if it is between the dwelling and a highway, if the area is below a certain size, and if the surfacing would be of porous materials or includes direct run-off measures to a suitable permeable or porous area within the curtilage of the dwelling (e.g. a soakaway).
- 5.10 The Environment Agency and the Department for Communities and Local Government have jointly published a guidance document entitled 'Guidance on the permeable surfacing of front gardens' and this can be downloaded from the web at:
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/pavingfrontgardens.pdf>

Chimneys, flues and vent pipes

- 5.11 There are certain height restrictions on these, as well as which face of a dwelling they may be installed in but in general they require planning permission.

Microwave antennae

- 5.12 These are items such as satellite dishes that receive TV signals, and broadcasting equipment for those involved in CB radio. There are various new limits relating to size, height, number and location of these antennae. There is a condition attached that they should be installed so as to minimise their effect on the external appearance of the dwelling and removed once no longer required.

6. Other Implications

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|------------------|---|--|
| Asset Management | - | Not normally applicable. |
| Community Safety | - | As these relate to works within the curtilage of dwellings only, there is no perceived impact on community safety. |
| Human Resources | - | None perceived currently, although a longer term reduction in applications may become apparent. |
| Social Exclusion | - | No perceived implications |
| Sustainability | - | Fewer applications could be argued to have a minimal positive effect by requiring less travel and paperwork. |

7. Conclusion

- 7.1 These changes are significant for householders and the Development Control team, and care should be taken to seek professional advice prior to new works commencing to ensure compliance with the amended regulations which are now in force.

8. Background Papers

- 8.1 Town & Country Planning (General Permitted Development) Order 1995 (as amended)
- 8.2 Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (see appendix 1) published 10th September 2008.

9. Consultation

There has been no consultation other than with relevant Borough Council Officers.

10. **Author of Report**

The author of this report is Ailith Rutt (Development Control Manager), who can be contacted on extension 3374 (email: ailith.rutt@redditchbc.gov.uk) for more information.

11. **Appendices**

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| Appendix 1 | - | Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (Schedule only) |
| Appendix 2 | - | Simplified guide to new Permitted Development Rights, added to Council website |

APPENDIX 1: TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (NO.2) (ENGLAND) ORDER 2008 (SCHEDULE ONLY)

PART 1

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class A

Permitted development

A. The enlargement, improvement or other alteration of a dwellinghouse.

Development not permitted

A.1 Development is not permitted by Class A if—

- (a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (b) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;
- (c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;
- (d) the enlarged part of the dwellinghouse would extend beyond a wall which—
 - (i) fronts a highway, and
 - (ii) forms either the principal elevation or a side elevation of the original dwellinghouse;
- (e) the enlarged part of the dwellinghouse would have a single storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
 - (ii) exceed 4 metres in height;
- (f) the enlarged part of the dwellinghouse would have more than one storey and—
 - (i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
 - (ii) be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse;
- (g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;
- (h) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—
 - (i) exceed 4 metres in height,
 - (ii) have more than one storey, or
 - (ii) have a width greater than half the width of the original dwellinghouse; or

- (i) it would consist of or include—
 - (i) the construction or provision of a veranda, balcony or raised platform,
 - (ii) the installation, alteration or replacement of a microwave antenna,
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe,
or
 - (iv) an alteration to any part of the roof of the dwellinghouse.

A.2 In the case of a dwellinghouse on article 1(5) land, development is not permitted by Class A if—

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) the enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.

Conditions

A.3 Development is permitted by Class A subject to the following conditions—

- (a) the materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and
- (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

Class B

Permitted development

B. The enlargement of a dwellinghouse consisting of an addition or alteration to its roof.

Development not permitted

B.1 Development is not permitted by Class B if—

- (a) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;
- (b) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;
- (c) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than—

- (i) 40 cubic metres in the case of a terrace house, or
- (ii) 50 cubic metres in any other case;
- (d) it would consist of or include—
 - (i) the construction or provision of a veranda, balcony or raised platform, or
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;
or
- (e) the dwellinghouse is on article 1(5) land.

Conditions

B.2 Development is permitted by Class B subject to the following conditions—

- (a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) other than in the case of a hip-to-gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20 centimetres from the eaves of the original roof; and
- (c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be—
 - (i) obscure-glazed, and
 - (ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Interpretation of Class B

B.3 For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

Class C

Permitted development

C. Any other alteration to the roof of a dwellinghouse.

Development not permitted

C.1 Development is not permitted by Class C if—

- (a) the alteration would protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;
- (b) it would result in the highest part of the alteration being higher than the highest part of the original roof; or
- (c) it would consist of or include—
 - (i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe,
or
 - (ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

Conditions

C.2 Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be—

- (a) obscure-glazed; and
- (b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

Class D

Permitted development

D. The erection or construction of a porch outside any external door of a dwellinghouse.

Development not permitted

D.1 Development is not permitted by Class D if—

- (a) the ground area (measured externally) of the structure would exceed 3 square metres;
- (b) any part of the structure would be more than 3 metres above ground level; or
- (c) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway.

Class E

Permitted development

E. The provision within the curtilage of the dwellinghouse of—

- (a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such, or the maintenance, improvement or other alteration of such a building or enclosure; or
- (b) a container used for domestic heating purposes for the storage of oil or liquid petroleum gas.

Development not permitted

E.1 Development is not permitted by Class E if—

- (a) the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);
- (b) any part of the building, enclosure, pool or container would be situated on land forward of a wall forming the principal elevation of the original dwellinghouse;
- (c) the building would have more than one storey;
- (d) the height of the building, enclosure or container would exceed—
 - (i) 4 metres in the case of a building with a dual-pitched roof,
 - (ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse, or
 - (iii) 3 metres in any other case;
- (e) the height of the eaves of the building would exceed 2.5 metres;

- (f) the building, enclosure, pool or container would be situated within the curtilage of a listed building;
- (g) it would include the construction or provision of a veranda, balcony or raised platform;
- (h) it relates to a dwelling or a microwave antenna; or
- (i) the capacity of the container would exceed 3,500 litres.

E.2 In the case of any land within the curtilage of the dwellinghouse which is within—

- (a) a World Heritage Site,
- (b) a National Park,
- (c) an area of outstanding natural beauty, or
- (d) the Broads,

development is not permitted by Class E if the total area of ground covered by buildings, enclosures, pools and containers situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

E.3 In the case of any land within the curtilage of the dwellinghouse which is article 1(5) land, development is not permitted by Class E if any part of the building, enclosure, pool or container would be situated on land between a wall forming a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Interpretation of Class E

E.4 For the purposes of Class E, “purpose incidental to the enjoyment of the dwellinghouse as such” includes the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse.

Class F

Permitted development

F. Development consisting of—

- (a) the provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such; or
- (b) the replacement in whole or in part of such a surface.

Conditions

F.1 Development is permitted by Class F subject to the condition that where—

- (a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and
- (b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,

either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

Class G

Permitted development

G. The installation, alteration or replacement of a chimney, flue or soil and vent pipe on a dwellinghouse.

Development not permitted

G.1 Development is not permitted by Class G if—

- (a) the height of the chimney, flue or soil and vent pipe would exceed the highest part of the roof by 1 metre or more; or
- (b) in the case of a dwellinghouse on article 1(5) land, the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—
 - (i) fronts a highway, and
 - (ii) forms either the principal elevation or a side elevation of the dwellinghouse.

Class H

Permitted development

H. The installation, alteration or replacement of a microwave antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

Development not permitted

H.1 Development is not permitted by Class H if—

- (a) it would result in the presence on the dwellinghouse or within its curtilage of—
 - (i) more than two antennas;
 - (ii) a single antenna exceeding 100 centimetres in length;
 - (iii) two antennas which do not meet the relevant size criteria;
 - (iv) an antenna installed on a chimney, where the length of the antenna would exceed 60 centimetres;
 - (v) an antenna installed on a chimney, where the antenna would protrude above the chimney; or
 - (vi) an antenna with a cubic capacity in excess of 35 litres;
- (b) in the case of an antenna to be installed on a roof without a chimney, the highest part of the antenna would be higher than the highest part of the roof;
- (c) in the case of an antenna to be installed on a roof with a chimney, the highest part of the antenna would be higher than the highest part of the chimney, or 60 centimetres measured from the highest part of the ridge tiles of the roof, whichever is the lower; or
- (d) in the case of article 1(5) land, it would consist of the installation of an antenna—
 - (i) on a chimney, wall or roof slope which faces onto, and is visible from, a highway;
 - (ii) in the Broads, on a chimney, wall or roof slope which faces onto, and is visible from, a waterway; or
 - (iii) on a building which exceeds 15 metres in height.

Conditions

H.2 Development is permitted by Class H subject to the following conditions—

- (a) an antenna installed on a building shall, so far as practicable, be sited so as to minimise its effect on the external appearance of the building; and
- (b) an antenna no longer needed for reception or transmission purposes shall be removed as soon as reasonably practicable.

Interpretation of Class H

H.3 The relevant size criteria for the purposes of paragraph H.1(a)(iii) are that:

- (a) only one of the antennas may exceed 60 centimetres in length; and
- (b) any antenna which exceeds 60 centimetres in length must not exceed 100 centimetres in length.

H.4 The length of the antenna is to be measured in any linear direction, and shall exclude any projecting feed element, reinforcing rim, mounting or brackets.

Interpretation of Part 1

I. For the purposes of Part 1—

“raised” in relation to a platform means a platform with a height greater than 300 millimetres; and

“terrace house” means a dwellinghouse situated in a row of three or more dwellinghouses used or designed for use as single dwellings, where—

- (a) it shares a party wall with, or has a main wall adjoining the main wall of, the dwellinghouse on either side; or
- (b) if it is at the end of a row, it shares a party wall with or has a main wall adjoining the main wall of a dwellinghouse which fulfils the requirements of sub-paragraph (a).

APPENDIX 2: SIMPLIFIED GUIDE TO NEW PERMITTED DEVELOPMENT RIGHTS, TO BE ADDED TO COUNCIL WEBSITE

Householder Permitted Development

Principal changes to take effect 1st October 2008

Class A - Extensions:

Development will not require permission provided:-

Rear - Single-storey extensions

- The depth of the extension will not exceed 3m for an attached house and 4m for a detached house.
- The height of the extension will not exceed 4m.
- The extension will not extend beyond any side or principal elevation of the original dwelling, or any elevation which fronts a highway.
- If within 2 metres of the boundary – the eaves height will not exceed 3 m.

Rear - More than one-storey extensions

- The maximum depth of the extension will not exceed 3m.
- The extension will not extend beyond any side or principal elevation of the original dwelling, or any elevation which fronts a highway.
- The extension will be more than 7m from the rear boundary of the curtilage opposite the rear wall of the dwelling.
- The eaves and ridge heights of the extension will be no higher than those of the existing house.
- The roof pitch of the extension will match that of the existing house.
- If extension will not be within 2m of the boundary.

Side extensions

- The height of the extension will not exceed 4 m.
- The extension will not be more than one storey.
- The width of the extension will not be greater than half the width of the original dwelling.
- The extension will not front on to any highway.
- If within 2 metres of the boundary – the eaves height will not exceed 3 m.

Insertion of windows

Will be permitted, subject to the following restrictions:

Where it is an upper floor window, located in a wall or roof slope on the side elevation;

- Must be obscurely glazed.
- Must be non-opening – unless the parts of the window which can be opened are more than 1.7 metres above the floor in the room in which it is installed.

Conservation areas (Article 1(5) Land)

There are further restrictions in Conservation Areas, and development will not be permitted if:

- If the extension will extend beyond any wall forming part of the side elevation
- If the extension is more than one storey and extends beyond the rear wall of the original dwelling.
- No cladding, render, etc to the exterior of the dwelling

Classes B & C – Roofs

Development will not require permission provided:-

- The height of the roof as altered will not exceed the highest part of the existing roof.
- The roof as altered will not extend the plane of any existing roof slope which forms the principal elevation and fronts the highway.
- The increase in the volume of the roof space itself will not exceed 50m³ for semi-detached and detached properties and 40m³ for terraced properties.
- Any alteration to the roof will not protrude more than 150mm beyond the plane of the original roof.

Class E – Curtilage development

Development will not require permission provided:-

- Any building provided will not be a dwelling house
- The development will not consist of the provision of a verandah, balcony or raised platform
- The total amount of curtilage development to the property will not exceed 50% (excluding that occupied by the existing dwellinghouse).
- The building will not be forward of the principal elevation
- The building will be single-storey only, linked to the following maximum heights :-
 - ❖ 4 metres maximum with a dual pitched roof
 - ❖ 2.5 metres maximum if it is within 2 metres of the boundary of the curtilage
 - ❖ 3 metres maximum in all other cases

- ❖ 2.5 metres maximum eaves height in all buildings

(The above does not apply to development within the curtilage of a listed building, or in the case of Article 1(5) land, where any development would be located between the side elevation of the dwelling and the boundary of the curtilage.)

Class F – Creation of a hard surface

Development will require permission if:-

- The hard standing will be in front of a principal elevation facing a highway, and will exceed 5 m² and not made of porous materials, or rainwater is not directed to a permeable or porous area within the property which allows the water to drain away naturally.
- The existing hard surface is to be replaced in whole or part.

Class G – Chimneys, flues and soil/vent pipes

Development will require permission if:-

- The height of any chimney, flue or pipe will exceed the roof height by 1 metre or more
- In the case of Article 1(5) land, it will be installed on a wall or roof slope which fronts a highway, or forms part of the principal or side elevation of the dwelling.

Permission will always be required where:-

- It relates to the provision of a verandah, balcony or a raised platform with a height greater than 0.3 metres.
- It relates to the installation or works to chimneys, flues, soil and vent pipes
- It relates to any alterations to the roof in a Conservation Area.

Notes in general:

1. *The tolerances of 50m³ or 10% for terraced properties and those in conservation areas and 70 m³ or 15% for detached houses have been removed. (Class A)*
2. *The total development on land by way of extensions and curtilage buildings must not exceed 50% of the total area of the land (but excluding the area occupied by the existing dwellinghouse).*
3. *The term 'Principal elevation' is not defined as such, but will in almost all cases be the elevation which is deemed to form the main frontage of the property irrespective of its actual orientation.*
4. *In all cases, materials should match the existing house, except in the case of a conservatory.*
5. *For porches, fences, means of enclosure and highway access, permitted development rights remain unaltered. (Part 1 Class D and Part 2 Classes A & B)*

6. *Structures within the curtilage of a dwelling are no longer subject to limits regarding their proximity to the dwelling, i.e. the 5 metre rule. (Class E)*
7. *Article 1(5) Land is defined as being land within National Parks, areas of outstanding natural beauty, conservation areas, areas designated by the Secretary of State, the Broads and World Heritage Sites. As far as this relates to this Council, it only affects Conservation Areas within the Borough.*
8. *'Original dwelling' is defined as any building as originally built, or as it existed on 1st July 1948, whichever is the later.*