

SCHEDULE 1

Article 2(3)(a)

SUBSTITUTION OF PART 1 OF SCHEDULE 1 TO THE PLANNING
(GENERAL DEVELOPMENT) ORDER (NORTHERN IRELAND) 1993

“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 A.1 permitted

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) faces onto a road; 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;

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- (ii) exceed 4 metres in height; or
- (iii) be within 3.5 metres of the boundary of the curtilage of the dwellinghouse with a road opposite the rear wall of the dwellinghouse;
- (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 the 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 any 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; or
 - (ii) have a width greater than half the width of the original dwellinghouse;
- (i) it would consist of or include—
 - (i) an alteration to any part of the roof of the dwellinghouse;
 - (ii) the construction or provision of a deck, balcony, veranda or other raised platform;
 - (iii) the provision of a basement;
 - (iv) the installation, alteration or replacement of a chimney, flue or soil and vent pipe;
 - (v) the installation, alteration or replacement of a microwave antenna; or
- (j) the dwellinghouse is within the curtilage of a listed building, unless listed building consent for the development has previously been granted.

- A.2 In the case of a dwellinghouse which is within a conservation area, World Heritage Site, area of outstanding natural beauty or National Park, 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, pebbledash, render, timber, plastic or tiles;
 - (b) the enlarged part of the dwellinghouse would have more than one storey or would exceed 4 metres in height; or
 - (c) the enlarged part of the dwellinghouse would extend beyond a wall forming the principal or a side elevation 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 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, which is within 15 metres of any boundary of the curtilage of a neighbouring 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; or
 - (c) where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, as far as practicable, be the same as the roof pitch of the original dwellinghouse.

Class B

Status: This is the original version (as it was originally made).

Permitted development B.

The enlargement, improvement or other alteration of a dwellinghouse consisting of an addition or alteration to its roof.

Development permitted

not 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 more than 15 centimetres beyond the plane of any existing roof slope which—
 - (i) faces a road; and
 - (ii) forms either the principal or a side elevation of the dwellinghouse;
- (c) any part of the alteration or addition would, as a result of the works, be closer than 0.5 metres to the ridge of the existing roof, closer than 0.5 metres to the eaves of the existing roof (measured along the plane of the roof), or closer than 0.5 metres to any party wall or verge;
- (d) it would consist of or include—
 - (i) the construction or provision of a deck, balcony, veranda or other raised platform;
 - (ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or
 - (iii) the installation, alteration or replacement of a microwave antenna;
- (e) the dwellinghouse is within a conservation area; or
- (f) the dwellinghouse is within the curtilage of a listed building, unless listed building consent for the development has previously been granted.

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 similar appearance to those

used in the construction of the exterior of the existing dwellinghouse;

- (b) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse, which is within 15 metres of any boundary of the curtilage of a neighbouring 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.

Class C

Permitted development C.

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

Development not C.1 permitted

Development is not permitted by Class C if—

- (a) the ground area (measured externally) of the structure would exceed 3 square metres;
- (b) any part of the structure would exceed 3 metres above ground level with a flat or mono pitched roof, or 3.5 metres with a dual pitched roof;
- (c) any part of the structure would be within 2 metres of any boundary of the curtilage of the dwellinghouse with a road; or
- (d) the dwellinghouse is within the curtilage of a listed building, unless listed building consent for the development has previously been granted.

Condition C.2

Development is permitted by Class C subject to the condition that the materials used shall be of similar appearance to those used in the construction of the existing dwellinghouse.

Class D

Status: This is the original version (as it was originally made).

Permitted development D.

The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration to such a building or enclosure.

Development permitted

not D.1

Development is not permitted by Class D if—

- (a) the total area of ground covered by buildings or enclosures 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 or pool would be situated on land forward of a wall which—
 - (i) faces onto a road; and
 - (ii) forms either the principal elevation or a side elevation of the original dwellinghouse;
- (c) the building or enclosure would exceed 4 metres in height;
- (d) within 2 metres of the boundary of the curtilage of the dwellinghouse the eaves height would exceed 2.5 metres;
- (e) any part of the building or enclosure would be within 3.5 metres of the boundary of the curtilage of the dwellinghouse with a road opposite the rear wall of the dwellinghouse;
- (f) it would consist of or include the construction or provision of a deck, balcony, veranda or other raised platform;
- (g) it would involve the installation, alteration or replacement of a microwave antenna;
- (h) it would involve development for use as a dwellinghouse; or
- (i) it is within the curtilage of a listed building, unless listed building consent

for the development has previously been granted.

- D.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; or
 - (c) an area of outstanding natural beauty;
- development is not permitted by Class D if the total area of ground covered by buildings, enclosures, and pools situated more than 20 metres from any wall of the dwellinghouse would exceed 10 square metres.

- D.3 In the case of any land within the curtilage of a dwellinghouse within a conservation area, World Heritage Site, National Park, or area of outstanding natural beauty, development is not permitted by Class D if any part of the building, enclosure or pool would be situated on land between a wall forming either the principal or a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse.

Interpretation of Class D D.4

For the purposes of Class D “purpose incidental to the enjoyment of the dwellinghouse” 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, but excludes the keeping of pigeons.

Class E

Permitted development E.

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; or**
- (b) **the replacement in whole or in part of such a surface.**

Development permitted not E.1

Development is not permitted by Class E within the curtilage of a listed building, unless

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listed building consent for the development has previously been granted.

Conditions

E.2

Development is permitted by Class E 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 road; and
- (b) the area of ground covered by the hard surface, or the hard surface to be replaced would exceed 5 square metres;

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

Class F

Permitted development F.

The erection or provision, within the curtilage of a dwellinghouse, of a container for the storage of oil or liquefied petroleum gas for domestic purposes.

Development permitted

not F.1

Development is not permitted by Class F if—

- (a) the capacity of the container would exceed 3,500 litres;
- (b) any part of the container would be more than 3 metres above ground level;
- (c) any part of the container would be situated on land beyond a wall which—
 - (i) faces onto a road; and
 - (ii) forms either the principal elevation or a side elevation of the original dwellinghouse;
- (d) any part of the container would be within 2 metres of the boundary of the curtilage of the dwellinghouse with a road opposite the rear wall of the dwellinghouse;
- (e) in the case of a dwellinghouse which is within a conservation area, any part of the container would be situated on land

between a wall forming the principal or a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse; or

- (f) it is within the curtilage of a listed building, unless listed building consent for the development has previously been granted.

Class G

Permitted development G.

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

Development permitted *not G.1*

Development is not permitted by Class G 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;
 - (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;
- (d) in the case of a dwellinghouse situated within a designated area, it would

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consist of the installation of an antenna—

- (i) on a chimney, wall or roof slope which faces onto and is visible from a road;
- (ii) on a building which exceeds 15 metres in height.

Conditions

G.2

Development is permitted by Class G subject to the following conditions—

- (a) an antenna shall so far as is 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.

G.3

The relevant size criteria for the purpose of paragraph G.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.

G.4

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

Class H

Permitted development H.

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

Development permitted

not H.1

Development is not permitted by Class H 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;
- (b) in the case of a dwellinghouse which is within a conservation area, World

Heritage Site, area of outstanding natural beauty or National Park the chimney, flue or soil and vent pipe would be installed on a wall or roof slope which—

- (i) faces a road; and
- (ii) forms either the principal elevation or a side elevation of the dwellinghouse; or
- (c) the dwellinghouse is within the curtilage of a listed building, unless listed building consent for the development has previously been granted.

Class I

Permitted development I.

The erection, construction or alteration of a deck or other raised platform within the curtilage of a dwellinghouse.

Development permitted *not I.1*

Development is not permitted by Class I if—

- (a) any part of the deck or other raised platform would exceed 0.3 metres above ground level;
 - (b) the deck or raised platform would be on land which—
 - (i) faces onto a road; and
 - (ii) would be forward of a wall forming the principal elevation or a side elevation of the dwellinghouse;
 - (c) in the case of any land within a conservation area, development is not permitted by Class I if any part of the deck or raised platform would be situated on land between a wall forming either the principal or a side elevation of the dwellinghouse and the boundary of the curtilage of the dwellinghouse; or
 - (d) in the case of any land within the curtilage of a listed building, unless listed building consent for the development has previously been granted.”
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