

## SCHEDULE 2

### Permitted development rights

## PART 1

### Development within the curtilage of a dwellinghouse

#### *Class F – hard surfaces incidental to the enjoyment of a dwellinghouse*

#### **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.*

#### **Development not permitted**

**F.1** Development is not permitted by Class F if permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use).

#### **Conditions**

**F.2** 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 is made of porous materials, or provision is made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.