

**Changes to legislation:** The Town and Country Planning (General Permitted Development) (England) Order 2015, Paragraph AA is up to date with all changes known to be in force on or before 18 May 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes

## SCHEDULE 2

### Permitted development rights

## [<sup>F1</sup>PART 20

### Construction of New Dwellinghouses]

#### Textual Amendments

- F1** Sch. 2 Pt. 20 inserted (1.8.2020) by [The Town and Country Planning \(Permitted Development and Miscellaneous Amendments\) \(England\) \(Coronavirus\) Regulations 2020 \(S.I. 2020/632\)](#), regs. 1(2), **22**

*[<sup>F1</sup>Class AA - new dwellinghouses on detached buildings in commercial or mixed use*

#### Textual Amendments

- F1** Sch. 2 Pt. 20 Classes AA-AD inserted (31.8.2020 at 9.00 a.m.) by [The Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) \(No. 2\) Order 2020 \(S.I. 2020/755\)](#), arts. 1, **4(3)**

#### Permitted development

**AA.**—(1) Development consisting of works for the construction of up to two additional storeys of new dwellinghouses immediately above the topmost storey on a detached building to which subparagraph (2) applies, together with any or all—

- (a) engineering operations reasonably necessary to construct the additional storeys and new dwellinghouses;
  - (b) works for the replacement of existing plant or installation of additional plant on the roof of the extended building reasonably necessary to service the new dwellinghouses;
  - (c) works for the construction of appropriate and safe access to and egress from the new dwellinghouses and existing premises in the building, including means of escape from fire, via additional external doors or external staircases;
  - (d) works for the construction of storage, waste or other ancillary facilities reasonably necessary to support the new dwellinghouses.
- (2) This subparagraph applies to a building which is—
- (a) used for any purpose within Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes) or Class B1(a) (offices) of the Schedule to [<sup>F2</sup>the 1987 Order], or as a betting office, pay day loan shop or launderette;
  - (b) in a mixed use combining—
    - (i) two or more uses within paragraph (a); or
    - (ii) a use falling within Class C3 (dwellinghouses) of the Schedule to [<sup>F3</sup>the 1987 Order], together with one or more uses within paragraph (a).

[  
<sup>F4</sup>(3) In relation to Class AA, “the 1987 Order” means the Use Classes Order as in force on 5th March 2018.]]

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### Textual Amendments

- F2** Words in Sch. 2 Pt. 20 Class AA para. AA(2)(a) substituted (1.8.2021) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) \(No. 2\) Order 2021 \(S.I. 2021/814\)](#), arts. 1(1), **9(5)(a)(i)** (with Sch.)
- F3** Words in Sch. 2 Pt. 20 Class AA para. AA(2)(b)(ii) substituted (1.8.2021) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) \(No. 2\) Order 2021 \(S.I. 2021/814\)](#), arts. 1(1), **9(5)(a)(ii)** (with Sch.)
- F4** Sch. 2 Pt. 20 Class AA para. AA(3) inserted (1.8.2021) by [The Town and Country Planning \(General Permitted Development etc.\) \(England\) \(Amendment\) \(No. 2\) Order 2021 \(S.I. 2021/814\)](#), arts. 1(1), **9(5)(b)** (with Sch.)

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**Changes and effects yet to be applied to the whole Instrument associated Parts and Chapters:**

Whole provisions yet to be inserted into this Instrument (including any effects on those provisions):

- Sch. 2 Pt. 3 Class R para. R.2(d) inserted by [S.I. 2024/579 art. 4\(4\)](#)
- Sch. 2 Pt. 6 Class A para. A.1(l) and word inserted by [S.I. 2024/579 art. 7\(4\)](#)
- Sch. 2 Pt. 6 Class B para. B.1(g) and word inserted by [S.I. 2024/579 art. 8\(2\)\(b\)](#)
- Sch. 2 Pt. 3 Class R para. R substituted by [S.I. 2024/579 art. 4\(2\)](#)
- Sch. 2 Pt. 6 Class A para. A.1 word omitted by [S.I. 2024/579 art. 7\(3\)](#)
- Sch. 2 Pt. 6 Class B para. B.1 word omitted by [S.I. 2024/579 art. 8\(2\)\(a\)](#)
- Sch. 2 Pt. 6 Class B para. B.2(b) word substituted by [S.I. 2024/579 art. 8\(3\)\(a\)](#)
- Sch. 2 Pt. 6 Class A para. A.1(e)(i) words inserted by [S.I. 2024/579 art. 7\(2\)\(a\)](#)
- Sch. 2 Pt. 6 Class A para. A.1(e)(ii) words inserted by [S.I. 2024/579 art. 7\(2\)\(b\)](#)
- Sch. 2 Pt. 6 Class A para. A.1(e) words omitted by [S.I. 2024/579 art. 7\(2\)\(c\)](#)
- Sch. 2 Pt. 3 Class R para. R.1 words substituted by [S.I. 2024/579 art. 4\(3\)](#)
- Sch. 2 Pt. 6 Class B para. B.2(g) words substituted by [S.I. 2024/579 art. 8\(3\)\(b\)](#)
- Sch. 2 Pt. 3 para. W(2ZA) inserted by [S.I. 2024/579 art. 5\(3\)](#)
- Sch. 2 Pt. 3 para. W(2)(bb) substituted by [S.I. 2024/579 art. 5\(2\)](#)
- Sch. 2 Pt. 3 para. X word omitted by [S.I. 2024/579 art. 6\(2\)](#)