



Ministry of Housing,
Communities &
Local Government

**Ministry of Housing, Communities & Local
Government**

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Steve Fitzgerald

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Our Ref: 4380127

Your Ref:

Date: 21 August 2019

Dear Steve Fitzgerald,

Thank you for your email of 6 August about permitted development rights for development within the curtilage of a dwellinghouse.

Permitted development rights are a national grant of planning permission, and seek to strike a balance between protecting local amenity and allowing individual freedom to carry out development. The permitted development rights for development within the curtilage of a dwellinghouse are set out in Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, which consolidated the 1995 General Permitted Development Order and its 22 subsequent amendments.

Class E of Part 1 sets out the permitted development rights for the erection of buildings etc. incidental to the enjoyment of a dwellinghouse with its curtilage. They are subject to limits and conditions including, as you have indicated, at E.1(c) that development is not permitted if any part of the building etc. is situated on land forward of a wall forming the principal elevation of the original dwellinghouse. Guidance on the extent of development which can be carried out under permitted development is set out in *Permitted Development for Householders: Technical Guidance*, which is available at <https://www.gov.uk/government/publications/permitted-development-rights-forhouseholders-technical-guidance>.

Where proposed development does not fall within the limits and conditions of a permitted development right an application for planning permission should be made, which the local planning authority will determine in accordance with policies in the local plan for the area.

Yours sincerely

Helen Marks