

Permitted Development Rights (England)

The following is a basic guide on permitted development rights (PDRs) available to properties within England, as set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 and as amended under various Statutory Instruments. This should not be used as a definitive guide, but read in conjunction with the relevant legislation (available via the links in the table), as each PDR can be subject to various conditions which require compliance.

The new use classes within the first column came into effect on 1 September 2020, and any activities falling within the new classes will be able to change to other activities falling under that same use without the need for Planning Permission or under Permitted Development Rights.

We understand new Permitted Development Rights for these revised use classes will be consulted on, which will come into effect from 1 August 2021. However until 31 July 2021, the current Permitted Development Rights apply, based upon the use class of the property as of 31 August 2020.

If you have any queries as to whether the PDR applies to your property, or would like further information on the requirements of a Prior Approval Application, please [get in touch](#) with a member of the team.

New Use Class from 1 September 2020	Old Use Class up to 31 August 2020	Changes of use (temporary, permanent, denotes temporary COVID-19 Response PDR) until 31 July 2021	Other commercial PD rights until 31 July 2021
Class E (Commercial, business and service)	A1 (shops)	<ul style="list-style-type: none">Flexible A1, A2, A3 or B1, public library, exhibition hall, museum, clinic or health centre up to 150 sq m for 3 years* ±A2 ±A3 up to 150 sq m ** ±D2 up to 200 sq m **C3 up to 150 sq m ** + ±B1(a) up to 500 sq m **To and from mixed-use comprising A1 or A2 and up to 2 flats	<ul style="list-style-type: none">Extension or alteration at ground floor up to 100 sq m or 50% (whichever is lesser)Construction of Trolley Store up to 20 sq m floorspace and 2.5m in heightConstruction of one click and collection facility within curtilage of a shop up to 20 sq m floorspace and 4m in height and at least 2m from boundary any premises**
	A2 (financial and professional services)	<ul style="list-style-type: none">Flexible A1, A2, A3 or B1, public library, exhibition hall, museum, clinic or health centre up to 150 sq m for 3 years* ±A1 – subject to having a display window at ground floor levelA3 up to 150 sq m **D2 up to 200 sq m **B1(a) up to 500 sq m **To and from mixed-use comprising A1 or A2 and up to 2 flats	<ul style="list-style-type: none">Extension or alteration at ground floor up to 100 sq m or 50% (whichever is lesser)
	A3 (food and drink)	<ul style="list-style-type: none">A5 for the provision of takeaway food until 23rd March 2022 * ±A1A2	
	B1 (a (office), b (research and development) & c (light industrial))	<ul style="list-style-type: none">Flexible A1, A2, A3 or B1, public library, exhibition hall, museum, clinic or health centre up to 150 sq m for 3 years* ±B8 up to 500 sq mB1(a) office to C3 (to be completed within 3 years) ** ±B1(c) to residential C3 (until 30 September 2020 only and to be completed within 3 years) ** + ±State funded school or registered nursery **	<ul style="list-style-type: none">Ground floor extension or alteration of an office building (Use Class B1(a)) up to 100 sq m or 50% (whichever is lesser) of floorspace of the original building, and up to 5m in height if within 10m of a boundary or in all other cases the height of the building being extendedThe erection, extension or alteration of an industrial building (Use Class B1(c)) up to 200 sq m; if the new building height would exceed 5m (if within 10m of a boundary) or in all other cases the height of the highest building on site or 15m (whichever is the lesser)
	D1 (Medical or health services, a creche, day nursery or day centre)	<ul style="list-style-type: none">Flexible A1, A2, A3 or B1, public library, exhibition hall, museum, clinic or health centre up to 150 sq m for 3 years* ±	<ul style="list-style-type: none">The erection, extension or alteration of a school, college, university or hospital building up to 25% of the original building floor area or 250 sq m in the case of a school or 100 sq m (all other uses)
	D2 (gymnasiums, indoor recreations not involving motorised vehicles or firearms)	<ul style="list-style-type: none">Flexible A1, A2, A3 or B1, public library, exhibition hall, museum, clinic or health centre up to 150 sq m for 3 years* ±State funded school or registered nursery ** ±	
B2 (General industrial)	B2 (general industrial)	<ul style="list-style-type: none">B1B8	<ul style="list-style-type: none">The erection, extension or alteration of an industrial building or warehouse up to 200 sq m; if the new building height would exceed 5m (if within 10m of a boundary) or in all other cases the height of the highest building on site or 15m (whichever is the lesser)Installation of additional or replacement plant or machinery provided it would materially affect the appearance of the premises or where any plant/ machinery exceeds 15m in height or the height of anything being replaced
B8 (Storage or distribution)	B8 (storage or distribution)	<ul style="list-style-type: none">B1 up to 500 sq m	<ul style="list-style-type: none">The erection, extension or alteration of an industrial building or warehouse up to 200 sq m; if the new building height would exceed 5m (if within 10m of a boundary) or in all other cases the height of the highest building on site or 15m (whichever is the lesser)
C1 (Hotels and hostels)	C1 (hotels and hostels)	<ul style="list-style-type: none">State funded school or registered nursery up to 50% of site area or 2,500 sq m ** ±	
C2 (Residential Institutions)	C2 (residential institutions)	<ul style="list-style-type: none">State funded school or registered nursery up to 50% of site area or 2,500 sq m ** ±	
C3 (Dwellinghouses)	C3 (dwellinghouses)	<ul style="list-style-type: none">C4	<ul style="list-style-type: none">For the various PDRs relating to development within the curtilage of a dwellinghouse please refer to Schedule 2 Part 1 (as amended) of the General Permitted Development (England) Order 2015
C4 (Houses in multiple occupation)	C4 (houses in multiple occupation)	<ul style="list-style-type: none">C3	<ul style="list-style-type: none">For the various PDRs relating to development within the curtilage of a dwellinghouse please refer to Schedule 2 Part 1 (as amended) of the General Permitted Development (England) Order 2015
F1 (Learning and non-residential institutions)	D1 (education, art gallery, museum, public library, public/ exhibition hall, place of worship and law court)	<ul style="list-style-type: none">Flexible A1, A2, A3 or B1, public library, exhibition hall, museum, clinic or health centre up to 150 sq m for 3 years* ±	<ul style="list-style-type: none">The erection, extension or alteration of a school, college, university or hospital building up to 25% of the original building floor area or 250 sq m in the case of a school or 100 sq m (all other uses)
F2 (Local community)	A1 (a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where the shop’s premises cover an area not more than 280 metres square, and there is no other such facility within 1,000 metre radius of the shop’s location)	<ul style="list-style-type: none">Flexible A1, A2, A3 or B1, public library, exhibition hall, museum, clinic or health centre up to 150 sq m for 3 years* ±A2 ±A3 up to 150 sq m ** ±D2 up to 200 sq m **C3 up to 150 sq m ** + ±B1(a) up to 500 sq m **To and from mixed-use comprising A1 or A2 and up to 2 flats	<ul style="list-style-type: none">Extension or alteration at ground floor up to 100 sq m or 50% (whichever is lesser)Construction of Trolley Store up to 20 sq m floorspace and 2.5m in heightConstruction of 1 click and collection facility within curtilage of a shop up to 20 sq m floorspace and 4m in height and at least 2m from boundary any premises **
	D2 (local/community hall, outdoor sport & recreation, indoor/outdoor swimming pool or ice rink)		
Sui Generis	A4 (public house, wine bar, or drinking establishment)	<ul style="list-style-type: none">A5 for the provision of takeaway food until 23 March 2021 *A3 (“drinking establishments with expanded food provision”)	
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	A5 (hot food takeaway)	<ul style="list-style-type: none">Flexible A1, A2, A3 or B1, public library, exhibition hall, museum, clinic or health centre up to 150 sq m for 3 years* ±A1A2A3C3 up to 150 sq m ** ±B1(a) up to 500 sq m **	
	D2 (live music venue)		
	D2 (live music venue)		
	D2 (cinema)		
	D2 (bingo hall)		
	D2 (dancehall)		
	Betting offices or pay day loan shops	<ul style="list-style-type: none">Flexible A1, A2, A3 or B1, public library, exhibition hall, museum, clinic or health centre up to 150 sq m for 3 yearsA1A2A3 up to 150 sq m ** ±D2 **C3 ** + ±Mixed-use - up to 2 residential units plus A1, A2 or betting offices or pay day loan shopsB1(a) up to 500 sq m **	
	Casinos	<ul style="list-style-type: none">D2A3 up to 150 sq m **C3 up to 150 sq m ** ± ±	
Permitted flexible uses	Permitted flexible uses	<ul style="list-style-type: none">Any other use permitted within a mix of flexible uses (authorised by the permission) within 10 years of the granting of planning permission (excluding a change of use of a building to use as betting office or pay day loan shop) **	
Agricultural	Agricultural	<ul style="list-style-type: none">C3 (without building operations) * (with building operations) ** + ± ±Flexible commercial use A1, A2, A3, B1, B8, C1 or D2 (up to 150 sq m) * (over 150 sq m) **State funded school or registered nursery **	
Local authority and health body property and land	Change of use or development on behalf of a local authority or health service body on land owned, leased, occupied or maintained by it until 31 December 2021 for the purposes of: <ul style="list-style-type: none">preventing an emergency;reducing, controlling or mitigating the effects of an emergency; ortaking other action in connection with an emergency. Development must not: <ul style="list-style-type: none">be within 5m of a dwellingexceed 6m in height if within 10m of the site boundaryexceed the height of the highest part of the roof of the original building, or a height of 18m above the ground * ±		
Upwards extensions to blocks of flats by construction of additional storeys	Construction of up to two additional storeys of new dwellinghouses immediately above the topmost storey on a detached blocks of flats, including relevant construction works for doing so. NB – subject to various conditions and a detailed Prior Approval ** ±		
Upwards extensions to dwellinghouses by construction of additional storeys	Construction of up to two additional storeys on dwellinghouses, which is two storeys or more in height, or an additional one storey in the case of an existing one storey dwellinghouse, including relevant construction works for doing so. NB – subject to various conditions and a detailed Prior Approval ** ±		
Upwards extensions for residential use on detached buildings in commercial or mixed-use	Construction of up to two additional storeys of new dwellinghouses immediately above the topmost storey on a detached building, including relevant construction works for doing so. Applies to buildings in use on 18 March 2018 for classes A1, A2, A3, B1(a) or as betting office, pay day loan shop or launderette, or one or more of these uses or in a mix with residential use. NB – subject to various conditions and a detailed Prior Approval ** ±		
Upwards extensions for residential use on terraced buildings in commercial or mixed-use	Construction of up to two additional storeys of new dwellinghouses immediately above the topmost storey of a terraced building which is two storeys or more in height, or an additional one storey in the case of an existing one storey terrace, including relevant construction works for doing so. Applies to buildings in use on 18 March 2018 for classes A1, A2, A3, B1(a) or as betting office, pay day loan shop or launderette, or one or more of these uses or in a mix with residential use. NB – subject to various conditions and a detailed Prior Approval ** ±		
Demolition of buildings and construction of new dwellinghouses in their place	Demolition of buildings comprising a single purpose-built detached block of flats, or a single detached building in B1 uses, existing on 12 March 2020, for its replacement by a single building for use as a purpose built block of flats or a dwelling house, including relevant construction works for doing so. NB – subject to various conditions and a detailed Prior Approval ** ±		

Key: *Subject to notification **Subject to prior approval + Denotes update to original PDR Temporary change of use Permanent change of use Denotes temporary COVID-19 Response PDR