

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 be 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.

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.

Use Class		Changes of use (temporary and permanent)	Other commercial PD rights
Class E (Commercial, business and service)	(a) for the display or retail sale of goods, other than hot food, principally to visiting members of the public	Temporary: • Flexible Class E, art gallery, museum, public library and public/exhibition hall up to 150 sq m for 3 years* ± ± Permanent: • C3 up to 1,500 sq m ** ± • To and from mixed-use comprising Class E and up to 2 flats ±	• 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 height ± • Construction 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 ** ±
	(b) for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises	Temporary: • Flexible Class E, art gallery, museum, public library and public/exhibition hall up to 150 sq m for 3 years* ± ± • Hot food takeaway * ± Permanent: • C3 up to 1,500 sq m ** ± • To and from mixed-use comprising Class E and up to 2 flats ±	
	(c) for the provision of the following kinds of services principally to visiting members of the public – (i) financial services, (ii) professional services (other than health or medical services), or (iii) any other services which it is appropriate to provide in a commercial, business or service locality	Temporary: • Flexible Class E, art gallery, museum, public library and public/exhibition hall up to 150 sq m for 3 years* ± ± Permanent: • C3 up to 1,500 sq m ** ± • To and from mixed-use comprising Class E and up to 2 flats ±	• Extension or alteration at ground floor up to 100 sq m or 50% (whichever is lesser) ±
	(d) gymnasiums and indoor recreations not involving motorised vehicles or firearms	Temporary: • Flexible Class E, art gallery, museum, public library and public/exhibition hall up to 150 sq m for 3 years* ± ± Permanent: • C3 up to 1,500 sq m ** ± • To and from mixed-use comprising Class E and up to 2 flats ±	
	(e) medical or health services	Temporary: • Flexible Class E, art gallery, museum, public library and public/exhibition hall up to 150 sq m for 3 years* ± ± Permanent: • C3 up to 1,500 sq m ** ± • To and from mixed-use comprising Class E and up to 2 flats ± • State funded school or registered nursery ** ±	• 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) ±
	(f) crèche, nursery or day centre	Temporary: • Flexible Class E, art gallery, museum, public library and public/exhibition hall up to 150 sq m for 3 years* ± ± Permanent: • C3 up to 1,500 sq m ** ± • To and from mixed-use comprising Class E and up to 2 flats ± • State funded school or registered nursery ** ±	
	(g) (i) office (ii) research and development (iii) light industrial	Temporary: • Flexible Class E, art gallery, museum, public library and public/exhibition hall up to 150 sq m for 3 years* ± ± Permanent: • C3 up to 1,500 sq m ** ± • To and from mixed-use comprising Class E and up to 2 flats ± • State funded school or registered nursery ** ±	• Ground floor extension or alteration of an office building (Use Class E (g)(i)) 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 extended ± • The 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) ±
B2 (General industrial)	Permanent: • B8 up to 500 sq m ±	• The 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) • 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	
BB (Storage or distribution)		• The 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)	
C1 (Hotels and hostels)	Permanent: • State funded school or registered nursery up to 50% of site area or 2,500 sq m ** ± ±		
C2 (Residential institutions)	Permanent: • State funded school or registered nursery up to 50% of site area or 2,500 sq m ** ± ±		
C3 (Dwellinghouses)	Permanent: • C4	• 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)	Permanent: • C3	• 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 - education, art gallery, museum, public library, public/exhibition hall, place of worship and law court)		• 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)	(a) a shop mostly selling essential goods, including food, to visiting members of the public in circumstances where – (i) the shop's premises cover an area not more than 280 sq m, and (ii) there is no other such facility within 1,000m radius of the shop's location		
	(b) a hall or meeting place for the principal use of the local community		
	(c) an area or place for outdoor sport or recreation, not involving motorised vehicles or firearms		
	(d) an indoor or outdoor swimming pool or skating rink		
Sui Generis	Public house, wine bar, or drinking establishment	Temporary: • Hot food takeaway * ± Permanent: • Drinking establishment with expanded food provision	
	Drinking establishment with expanded food provision	Temporary: • Hot food takeaway * ± Permanent: • Public house, wine bar, or drinking establishment	
	Hot food takeaway	Temporary: • Flexible Class E, art gallery, museum, public library and public/exhibition hall up to 150 sq m for 3 years* ± Permanent: • Class E • C3 up to 150 sq m ** ±	
	Live music venue		
	Cinema		
	Concert hall		
	Bingo hall		
	Dancehall		
	Betting offices or pay day loan shops	Temporary: • Flexible Class E, art gallery, museum, public library and public/exhibition hall up to 150 sq m for 3 years* ± Permanent: • Class E • C3 up to 150 sq m ** ± • To and from mixed-use comprising betting offices or pay day loan shops and up to 2 flats ±	
	Casinos	Permanent: • Class E • C3 up to 150 sq m ** ± ±	
Permitted flexible uses	Permitted flexible uses	Temporary: • 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	Permanent • C3 (without building operations) * (with building operations) ** ± ± ± • Flexible Class E, B8 or C1 (up to 150 sq m) * (over 150 sq m) ** ± ± • State funded school ** ±	
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 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. 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. 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