



Council of the  
ISLES OF SCILLY

**INFRASTRUCTURE & PLANNING**

**40 Years of the Isles of Scilly**

**Conservation Area**

**1975 - 2015**

**Householder Permitted Development Rights**



This is not a full list of all Permitted Development Rights but just those that are particularly restricted for the Isles of Scilly. For specific advice on any proposed extension or alteration to a dwelling please contact the Planning Department:

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## Residential Permitted Development Rights

In general you have rights as a householder to make changes including extensions and alterations to your house without the benefit of planning permission. The information below seeks to explain what type of development will require planning permission to a residential domestic house.

Where you are to carry out works under permitted development rights this is subject to conditions:

- a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- b) Any upper floor window located in a wall or roof slope forming a side elevation of a dwellinghouse shall be:
  - I. Obscure-glazed; and
  - II. Non-opening.
- c) Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same of the roof pitch of the original dwellinghouse.

### Extension or alterations to an existing residential dwelling

**Class A, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008**

A	B	C
Applies anywhere in England	Applies to any Conservation Area  and/or AONB  (including the Isles of	Applies Specifically to  the Isles of Scilly

	<b>Scilly)</b>	
<b>Not Permitted Development</b>	<b>Not Permitted Development as a result of the Conservation Area and/or AONB in addition to column A</b>	<b>Not Permitted Development as a result of the Article 4 Directions, covering all of the Isles of Scilly, in addition to columns A and B</b>
If the enlargement covers more than 50% of the garden	If it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble-dash, render, timber, plastic or tiles.	In 1976 an Article 4 Direction was made and approved to restrict permitted development rights in relation to: <ul style="list-style-type: none"> <li>i. Domestic extensions – <ul style="list-style-type: none"> <li>1. of more than 50 cubic metres or one-tenth of the original dwellinghouse (whichever is the greater) subject to a maximum of 115 cubic metres</li> <li>2. The extension should not exceed the height of the highest part of the roof of the original dwellinghouse.</li> <li>3. The extension should not project forward of any wall of the original dwellinghouse which fronts a highway</li> </ul> </li> </ul>
If the enlargement exceeds the highest part of the original dwellinghouse.	If the enlargement would extend beyond a wall forming the side elevation of the original dwellinghouse	In 1995 a further Article 4 Direction was made and approved to restrict permitted development rights in relation to: <ul style="list-style-type: none"> <li>1. The alteration of the roof of any dwellinghouse</li> <li>2. Painting the exterior of any building.</li> <li>3. The alteration of any doors or windows where they front a highway, waterway or public space</li> </ul>
If the eaves of the enlargement exceed the height of the eaves of the original dwellinghouse.	If the enlargement would have more than one storey and extend beyond the rear wall	

	of the original dwellinghouse.	
If the enlargement extends beyond the wall which fronts a highway and forms either a principal elevation or a side elevation of the original dwellinghouse.		
If the enlargement has a single storey where this projects to the rear and is greater than 4 metres (detached house) or 3 metres (in any other case).		
If the enlargement has more than one storey and it extend beyond the rear wall of the original dwellinghouse by more than 3 metres or be within 7 metres of any boundary of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.		
If the enlargement would be within 2 metres of any boundary where the height of eaves of the enlargement would exceed 3 metres.		
If the enlargement would extend beyond the wall forming a side elevation and would be more than 4 metres in height, have more than one storey or have a width greater than half the width of the original dwellinghouse.		
If the alteration or extension includes a veranda, balcony or raised platform, the installation, alteration or replacement of a microwave antenna, the installation, alteration or replacement of a chimney, flue or soil and vent pipe or it involves the alteration of any part of the roof of the original dwellinghouse		

## Alterations or extension to the roof of a dwelling

**Class B, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008**

Not Permitted Development	Not Permitted Development as a result of the Conservation Area and AONB in addition to column A	Not Permitted Development as a result of the Article 4 Directions, covering all of the Isles of Scilly, in addition to columns A and B
If any works exceed the height of the highest part of the roof.	Any alteration to the roof of a dwellinghouse.	In 1995 an Article 4 Direction was made and approved to restrict permitted development rights in relation to: <ol style="list-style-type: none"> <li>1. The alteration of the roof of any dwellinghouse.</li> </ol>
If the works would extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway.		
If the works add more than more than 40 cubic metres (for a terraced house) or 50 cubic metres (in any other case) to the original roof space.		
If it includes the provision of a veranda, balcony or raised platform.		
If it includes the alteration of a chimney, flue or soil and vent pipe.		

## The construction of a porch outside any external door

**Class D, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008**

Not Permitted Development	Not Permitted Development as a result of the Conservation Area	Not Permitted Development as a result of the Article 4 Directions, covering all of the Isles of Scilly,

	and/or AONB in addition to column A	in addition to columns A and B
If the ground area covered by the porch covers more than 3 square metres	No additional restrictions.	No additional restrictions.
If the height exceeds more than 3 metres in height		
If the structure is within 2 metres of any boundary of the curtilage of the dwellinghouse with a highway		
<b>Curtilage structures (outbuildings, sheds and garages etc)</b>		
<b>Class E, Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008</b>		
Not Permitted Development	Not Permitted Development as a result of the Conservation Area and/or AONB in addition to column A	Not Permitted Development as a result of the Article 4 Directions, covering all of the Isles of Scilly, in addition to columns A and B
If the total area of ground covered by curtilage buildings exceeds more than 50% of the garden.	If the total area of ground covered by structures exceeds 10 square metres and it is situated more than 20 metres from any wall of the dwellinghouse.	In 1989 an Article 4 Direction was made and approved to restrict permitted development rights in relation to: <ol style="list-style-type: none"> <li>1. Any swimming or other pool required for the purposes incidental to the enjoyment of the dwelling.</li> <li>2. Any maintenance, improvement or other alteration of such an enclosure comprised within Class E, Schedule 2, Part 1</li> </ol>
If the structure would be on land forward of a wall forming the principal elevation of the original dwelling	If the structure is situated on land between the side elevation and the	

	curtilage of the dwellinghouse.	
If the structure would have more than one storey		
If the height of the structure would exceed 4 metres in height (dual pitched roof) or 2.5 metres in height if within 2 metres of a boundary or 3 metres in any other case.		
If the height of the eaves would exceed 2.5 metres in height.		
If it is within the curtilage of a listed building.		
If it includes the provision of a veranda, balcony or raised platform.		
If it relates to a dwelling or microwave antenna		
If the capacity of the container would exceed 3,500 litres		