

The Town and Country Planning (General Permitted Development) (England) Order 2015

The GPDO now consists of 19 Parts rather than the 1995 Order's 43 Parts. The new Parts are:

- PART 1 — Development within the curtilage of a dwellinghouse
- PART 2 — Minor operations
- PART 3 — Changes of use
- PART 4 — Temporary buildings and uses
- PART 5 — Caravan sites and recreational campsites
- PART 6 — Agricultural and forestry
- PART 7 — Non-domestic extensions, alterations etc
- PART 8 — Transport related development
- PART 9 — Development relating to roads
- PART 10 — Repairs to services
- PART 11 — Heritage and demolition
- PART 12 — Development by local authorities
- PART 13 — Water and sewerage
- PART 14 — Renewable energy
- PART 15 — Power related development
- PART 16 — Communications
- PART 17 — Mining and mineral exploration
- PART 18 — Miscellaneous development
- PART 19 — Development by the Crown or for national security purposes

For the most part the reduction has been achieved by reorganising the existing permitted development rights into fewer parts. The destinations of the 1995 Order elements are:

| General Permitted Development Order 1995, Schedule 2 Parts | General Permitted Development Order 2015, Schedule 2 Parts |
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| Part 1 - Development within the curtilage of a dwelling-house: | Part 1 Development within the curtilage of a dwellinghouse |
| Part 2 - Minor Operations: | Part 2 Minor operations |
| Part 3 - Changes of Use: | Part 3 Changes of use |
| Part 4 - Temporary Buildings and Uses: | Part 4 Temporary buildings and uses |
| Part 5 - Caravan Sites | Part 5 Caravan sites and recreational campsites |
| Part 6 - Agricultural buildings and operations | Part 6 Agricultural and forestry |
| Part 7 - Forestry buildings and operations | Part 6 Agricultural and forestry |
| Part 8 - Industrial and warehouse development | Part 7 Non-domestic extensions, alterations etc, |
| Part 9 - Repairs to unadopted streets and private ways | Part 9 Development relating to roads |
| Part 10 - Repairs to services | Part 10 Repairs to services |
| Part 11 - Development under local or private Acts | Part 18 Miscellaneous development, Class A |

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| or orders | |
| Part 12 - Development by local authorities | Part 12 Development by local authorities |
| Part 13 - Development by local highway authorities | Part 9 Development relating to roads |
| Part 14 - Development by drainage bodies | Part 13 Water and sewerage |
| Part 15 - Development by the Environment Agency | Part 13 Water and sewerage |
| Part 16 - Development by or on behalf of sewerage undertakers | Part 13 Water and sewerage |
| Part 17 - Development by statutory undertakers | Part 8 Transport related development; Part 9 Development relating to roads; Part 13 Water and sewerage; Part 15 Power related development; Part 16 Communications |
| Part 18 - Aviation development | Part 8 Transport related development |
| Part 19 - Developments ancillary to mining operations | Part 17 Mining and mineral exploration |
| Part 20 - Coal mining development by the Coal authority or licensed operators | Part 17 Mining and mineral exploration |
| Part 21 - Waste tipping at a mine | Part 17 Mining and mineral exploration |
| Part 22 - Mineral exploration | Part 17 Mining and mineral exploration |
| Part 23 - Removal of material from mineral-working deposits | Part 17 Mining and mineral exploration |
| Part 24 - Developments by electronic communications code operators | Part 16 Communications |
| Part 25 - Other telecommunications development | Part 16 Communications |
| Part 26 - Development by English Heritage | Part 11 Heritage and demolition |
| Part 27 - Use by members of certain recreational organisations | Part 5 Caravan sites and recreational campsites |
| Part 28 - Development at amusement parks | Part 18 Miscellaneous development, Class B |
| Part 29 - Driver information systems | Part 16 Communications |
| Part 30 - Toll road facilities | Part 9 Development relating to roads |
| Part 31 - Demolition of buildings | Part 11 Heritage and demolition |
| Part 32 - Schools, colleges, universities and | Part 7 Non-domestic extensions, alterations etc |

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| hospitals | |
| Part 33 - Closed circuit television cameras | Part 2 Minor operations |
| Part 34 – Development by the Crown | Part 19 Development by the Crown or for national security purposes |
| Part 35 – Aviation Development by the Crown | Part 19 Development by the Crown or for national security purposes |
| Part 36 – Crown Railways, Dockyards etc and Lighthouses | Part 19 Development by the Crown or for national security purposes |
| Part 37 – Emergency Development by the Crown | Part 19 Development by the Crown or for national security purposes |
| Part 38 – Development for National Security Purposes | Part 19 Development by the Crown or for national security purposes |
| Part 39 – Temporary Protection of Poultry and other Captive Birds | Expired in 2009 |
| Part 40 – Installation of Domestic Microgeneration Equipment | Part 14 Renewable energy |
| Part 41 – Office Buildings | Part 7 Non-domestic extensions, alterations etc, |
| Part 42 – Shops or Catering, Financial or Professional Services Establishments | Part 7 Non-domestic extensions, alterations etc, |
| Part 43 – Installation of Non-Domestic Microgeneration Equipment | Part 14 Renewable energy |

Significant changes have been made to Part 3, changes of use, with a variety of new permitted development rights

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| General Permitted Development Order 1995, Schedule 2 Part 3, Classes and paragraphs | General Permitted Development Order 2015, Schedule 2 Part 3, Classes and paragraphs |
| Class A [A3, A4, A5 to A1] Class C [A3, A4, A5 to A2] | Class A restaurants, cafes, takeaways or pubs to retail |
| Class AA [A4, A5 to A3] | Class B takeaways or pubs to restaurants and cafes |
| | Class C retail, betting office or pay day loan shop or casino to restaurant or cafe |
| Class CA [A1 to deposit-taker] | Class D shops to financial and professional |

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| Class D [A2 to A1] | Class E financial and professional or betting office or pay day loan shop to shops |
| | Class F betting offices or pay day loan shops to financial and professional |
| Class F [A1, A2 to mixed use] | Class G retail or betting office or pay day loan shop to mixed use |
| Class G [mixed use to A1, A2] | Class H mixed use to retail |
| Class B | Class I industrial and general business conversions |
| | Class J retail or betting office or pay day loan shop to assembly and leisure |
| Class H [casino to D2] | Class K casinos to assembly and leisure |
| Class I [C3,C4] | Class L small HMOs to dwellinghouses and vice versa |
| Class IA [A1, A2 to C3] | Class M retail or betting office or pay day loan shop to dwellinghouses |
| | Class N specified sui generis uses to dwellinghouses |
| Class J [B1(a) to C3] | Class O offices to dwellinghouses |
| | Class P storage or distribution centre to dwellinghouses |
| Class MB [agricultural buildings to C3] | Class Q agricultural buildings to dwellinghouses |
| Class M [agricultural buildings to a flexible commercial use | Class R agricultural buildings to a flexible commercial use |
| Class MA [agricultural buildings to state-funded school or registered nursery | Class S agricultural buildings to state-funded school or registered nursery |
| Class K [B1, C1, C2, C2A, D2 to state-funded schools or registered nursery] | Class T business, hotels etc to state-funded schools or registered nursery |
| Class L [state-funded schools or registered nursery to previous use] | Class U return to previous use from converted state-funded school or registered nursery |
| Class E [flexible planning permissions] | Class V changes of use permitted under a permission granted on an application |
| Paragraph N.— Procedure for applications for prior approval under Part 3 | Paragraph W Procedure for applications for prior approval under Part 3 |

New permitted development rights and related changes are:

Storage and distribution to change to C3 residential, subject to restrictions including a minimum four year B8 use (Part 3, Class P)

Amusement arcades/centres and casinos to change to residential (Part 3, Class A)

Extending the larger householder rear extension rights to 2019 (Part 1)

Changing shops from A1 to A2 (Part 3, Class D)

Betting offices and pay day loan shops are removed from A2 and made sui generis by amendments to the Use Classes Order

Changing A1 shops, A2, betting offices, pay day loan shops and casinos to A3 restaurants and cafes (Part 3, Class C)

Limited rights to change A1 or A2 to D2 assembly and leisure, subject to detailed restrictions (Part 3, Class J)

Erection of click and collect facilities within the curtilages of shops (Part 7, Class C)

Modification of the sizes of shop loading bays (Part 7, Class D)

Solar Photovoltaics arrays on the roofs of non-domestic buildings (Part 14, Class J)

The time limited rights to extend shops, offices, industrial and warehouse buildings to become permanent (Part 7)

Replacement of plant or machinery and buildings on sui generis waste management facilities (Part 7, Class L)

Sewerage undertakers to install a pumping station, valve house, control panel housing or switch-gear house (Part 13, Class B)

And finally, temporary filming for commercial purposes including the construction and removal of sets (Part 4, Class E)

The period for office to residential conversions (now in Class O) still expires on 31st May 2016.

Article 4 procedures have been changed and there is some standardisation of prior approval time periods.