

Guide to Use Classes Order in Wales

(from 20 October 2022)

The tables below are intended as general guidance only. Reference must be made to the Town and Country Planning (Use Classes) Order 1987 as amended and The Town and Country Planning (General Permitted Development) Order 1995 as amended.

Welsh Ministers or the appropriate Local Planning Authority have the ability to restrict permitted development rights through the imposition of Article 4 directions. Please refer to Article 4 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended) for further details.

Use Class	Use	Permitted Change
A1 Shops	Shops, pet shops, retail warehouses, post offices (but not sorting offices), ticket and travel agencies, sale of cold food for consumption off premises, sandwich bars, hairdressers, funeral directors, undertakers, showrooms, hire shops (of domestic or personal goods), dry cleaners and use for the washing or cleaning of clothes or fabrics (but not a laundrette)	Permitted change to a mixed use for any purpose within Class A1 and as a single flat (subject to conditions)
A2 Financial and professional services	Banks, building societies, estate and employment agencies, professional and financial services (other than health or medical services)	Permitted change to Class A1 where there is a display window at ground floor level Permitted change to a mixed use for any purpose within Class A2 and as a single flat (subject to conditions) Permitted change to a Class A1 shop and as a single flat where there is a display at ground floor level (subject to conditions)
A3 Food and drink	Restaurants, snack bars, cafés, hot food takeaways, pubs, bars, other drinking establishments	Permitted change to Class A1 and A2
B1 Business	a. Office other than a Use within Class A2 b. Research and development of products or processes c. For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area)	Permitted change to Class B8 subject to total floorspace being no greater than 500 sqm of floorspace in the building
B2 General industry	Industrial process other than that falling within Class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste)	Permitted change to Class B1 and B8. Permitted change to B8 is subject to total floorspace being no greater than 500 sqm of floorspace in the building
B8 Storage or distribution	Use for storage or as a distribution centre (the use of a building or land for the storage of, or as a distribution centre for, radioactive material or radioactive waste is excluded from Class B8). This class includes open air storage.	Permitted change to Class B1 subject to total floorspace being no greater than 500 sqm of floorspace in the building

Use Class	Use	Permitted Change
C1 Hotels	Hotel, boarding and guest house (where no significant element of care is provided)	No permitted change
C2 Residential institutions	Residential accommodation and care to people in need of care - residential schools, colleges or training centres, hospital or nursing home	No permitted change
C2a Secure residential institutions	Prison, young offenders Institution, detention centre, secure training centre, custody centre, short-term holding centre, secure hospital, secure local authority accommodation, military barracks	No permitted change
C3 Dwelling houses, used as sole or main residences	Use as a dwellinghouse, as a sole or main residence and occupied for more than 183 days in a calendar year by: a. single person or by people to be regarded as forming a single household; b. not more than six residents living together as a single household where care is provided for residents; or c. not more than six residents living together as a single household where no care is provided to residents (other than a use within class C4) For the purposes of Class C3 "single household" is to be construed in accordance with section 258 of the Housing Act 2004 In the calculation of the 183 days, any time spent by single households in accommodation provided in connection with a person's occupation, such as oil rigs or barracks, contributes to the 183 days	Permitted change to: a. a use falling within Classes C5 or C6; b. a mixed use combining use as a dwellinghouse within Class C3 with a use falling within Class C6; or c. a mixed use combining use as a dwellinghouse within Class C5 with a use falling with Class C6 (subject to conditions)
C4 House in multiple occupation	Use of a dwelling house by not more than six residents as a "house in multiple occupation" (HMO) NB: Large HMOs (more than six people) are unclassified therefore sui generis	Permitted change to a use falling within C3

(table continues overleaf)

Use Class	Use	Permitted Change	Use Class	Use	Permitted Change
C5 Dwellinghouses, used otherwise than as sole or main residences	Use as a dwellinghouse, otherwise than as a sole or main residence and occupied for 183 days or fewer by: a. single person or by people to be regarded as forming a single household; b. not more than six residents living together as a single household where care is provided for residents; or c. not more than six residents living together as a single household where no care is provided to residents (other than a use within Class C4) For the purposes of Class C5 "single household" is to be construed in accordance with section 258 of the Housing Act 2004	Permitted change to: a. a use falling within Classes C3 or C6; b. a mixed use combining use as a dwellinghouse within Class C5 with a use falling within Class C6; or c. a mixed use combining use as a dwellinghouse within Class C3 with a use falling within Class C6 (subject to conditions)	SUI GENERIS (uses which do not fall within the specified classes above)	Includes large houses in multiple occupation (HMO) (more than six people sharing), theatres, amusement arcades, funfairs, launderettes, the sale of fuel for motor vehicles, the sale or display for sale of motor vehicles, taxi or vehicle hire business, hostel, scrap yards, any work registerable under the alkali, etc. Works Regulation Act 1906, as a waste disposal installation, betting offices	No permitted change (with the exception of motor vehicle sales or betting offices to Class A1). Permitted change from a betting office also includes to: a. a use for any purpose within Class A1; b. a mixed use for any purpose falling within Class A1 and as a single flat; c. a use for any purpose within Class A2; d. to a mixed use for any purpose falling within Class A2 and as a single flat; or e. to mixed use as a betting office and as a single flat (subject to conditions)
C6 Short-term lets	Use of a dwellinghouse for commercial short-term letting not longer than 31 days for each period of occupation	Permitted change to: a. a use falling within Classes C3 or C5; b. a mixed use combining use as a dwellinghouse within Class C3 with a use falling within Class C6; or c. a mixed use combining use as a dwellinghouse with Class C5 with a use falling within Class C6 (subject to conditions)			
D1 Non-residential institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, non-residential education and training centres, art galleries (other than for sale or hire), museums, public libraries, public halls, exhibition halls, places of worship, law courts, medical or health services except where attached to the residence of the consultant or practitioner	No permitted change			
D2 Assembly and leisure	Cinemas, concert halls, bingo halls, casinos, dance halls, swimming baths, skating rinks, gymnasiums or other indoor and outdoor sports or recreations not involving motorised vehicles or firearms	No permitted change			

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