A summary of the Government’s changes to permitted development

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013 introduces the following changes from 30th May 2013:-

1. Subject to conditions homes owners are now able to extend their properties by a single-storey rear extension outside Article 1(5) designated land and Sites of Special Scientific Interest. The former limit is increased to 6m if an attached house and 8m if a detached house until 30 May 2016, these increased limits are subject to a neighbour consultation scheme.

2. To create flexible accommodation for new and start-up businesses, and allow other businesses to adapt swiftly to changing conditions, buildings that are classed for use as retail, financial services, restaurants, pubs and hot food takeaways, offices, leisure and assembly uses can temporarily change to another use class. They can be used for retail, financial services, restaurants and cafes and offices for a single period of up to 2 years.

3. Existing agricultural buildings under 500m² can change to a number of other business uses. For buildings between 150m² and 500m², prior approval is required, to ensure that the change of use does not create unacceptable impacts (such as noise or transport problems).

4. The thresholds for business change of use is increasing from 235m² to 500m² for change of use from offices and general industrial use to storage and distribution, and from general industrial and storage or distribution to offices.

5. Premises that are offices, hotels and assembly or leisure use classes are able to change use permanently to a state-funded school (subject to prior approval covering highways and transport impacts and noise). A temporary permitted development right is being introduced which allows a building in any use class to be used as a state-funded school for 1 academic year to help deliver new schools and allow for minor associated physical development.

6. The requirement for prior approval of siting and appearance of fixed broadband infrastructure has been relaxed for 5 years to encourage operators to invest in this key provision in rural areas.

More detail of the changes to permitted development for dwellings can be found at: - http://www.planningportal.gov.uk/permission/commonprojects/extensions

The full changes and new procedures for Prior Notification can be viewed at: - http://www.legislation.gov.uk/uksi/2013/1101/contents/made