

**Consultation on
Further Changes to
Permitted
Development Rights in
Wales**

DLP BRIEFING NOTE 111

Prepared by
DLP Planning Ltd

October 2012

www.dlpconsultants.co.uk



DLP Planning Ltd

Bedford
Sheffield
London
Bristol
Cardiff

Disclaimer

DLP Consulting Group Ltd, and its constituent companies disclaims any responsibility to the client and others in respect of matters outside the scope of this Report. This Report has been prepared with reasonable skill, care and diligence, is the property of DLP Consulting Group, and is confidential to the client, DLP Consulting Group Ltd accepts no responsibility of whatsoever nature to third parties, to whom this report has been provided.

The Welsh Government have launched consultation on further changes to permitted development (PD) rights for non-domestic properties, this time aiming to streamline the planning process for fairly minor developments and helping to aid economic development, particularly for small and medium sized enterprises. The deadline for responses to the consultation is 11 January 2013 and DLP Planning Ltd would be happy to advise you on this.

The proposed changes are summarised below:-

Industrial Buildings and Warehouses

- PD rights to be extended so that they apply to R&D facilities as well as industrial premises and warehouses
- permit erection of new buildings up to 100sqm gross floor space, subject to a 5m height limit if within 10m of curtilage boundary and a limit of 15m or the height of the highest building within curtilage, whichever is lowest
- replace cubic maxima to permitted extensions with floorspace maxima
- remove PD rights within the curtilage of a Listed Building
- amend the PD rights for the provision of hardstanding to ensure the surface is constructed of porous material, unless ground contamination is a potential issue

Changes of Use

- the threshold applicable to permitted changes of use to or from Use Class B8 (warehousing and distribution) is proposed to be increased from 235 sqm to 470 sqm

Schools, Colleges, Universities and Hospitals

- PD rights to be amended to allow extensions, alterations and new buildings
- an increase to the limit of cumulative floor space for erected, altered or extended buildings to 25% of total floorspace of the original buildings (from 10% under current regulations)
- a change from a cubic maximum of 250m³ to a new height limit (5m for new build, 5m for extension if within 10m of boundary or the height of the existing building for other extensions)
- reduce the distance from site boundary that precludes PD rights from 20m to 5m
- introduce a restriction on permitted development within the curtilage of a Listed Building

Offices

- introduce PD rights for offices (i.e. Use Class B1a) to allow extensions up to 25% of the original floorspace or 50sqm, whichever is the lesser
- no extension to be taller than the existing building, and if within 10m of the boundary, no taller than 5m
- no development except alterations permitted within 5m of boundary
- alterations to be limited to ground floor only
- no rights on article 1(5) land or within curtilage of a Listed Building

Shops, financial and professional services

- allow extensions and alterations of up to 25% of the original floorspace or 50sqm, whichever is lesser
- maximum height of extensions of 4m
- no development, other than alteration, permitted within 2m of boundary
- no PD rights on article 1(5) land or within curtilage of Listed Building
- no verandas, balconies or raised platforms permitted
- no permitted development to extend beyond the existing shop front
- new or altered shop fronts are not permitted
- alterations to ground floor only
- ATMs not permitted
- trolley stores of up to 20sqm to be permitted development, so long as not within 20m of the boundary of a building falling within Class C (i.e. dwellings, residential institutions and hotels etc.), no more than 2.5m tall and not within Conservation Area or curtilage of Listed Building

Refuse Storage Facilities

- waste storage containers up to 20m³ to be permitted at premises falling within use classes A1, A2, B1a, B2, B8 and at schools, colleges, universities and hospitals

Cycle Storage Facilities

- permitted at premises within A1, A2, B1a, B2, B8 and at schools, colleges, universities and hospitals
- up to 20sqm
- not within 10m of boundary
- not on article 1(5) land
- not within curtilage of a Listed Building
- not permitted if it would lead to a reduction in parking or turning spaces for vehicles
- not within 20m of a boundary of a building within Class C

The consultation paper also asks for views on a 'prior approval' process for shopfronts and ATMs and also asks whether World Heritage Sites should be added to the designations within article 1(5), alongside National Parks, Conservation Areas and AONB.

DLP are well-versed in deciphering the often complex world of permitted development rights, as well as preparing and submitting planning applications for all kinds of development. This recently announced consultation gives businesses and organisations across Wales a chance to shape the future of permitted development, because all of the above proposals are only in draft.

Should you or your business be interested in these proposed changes and wish to discuss them in more detail, please contact the Cardiff office of DLP.

Bedford (Design)

5 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH
T 01234 261 266
F 01234 347 413

Bedford (Planning)

4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH
T 01234 832 740
F 01234 831 266

Bristol

2A High Street
Thornbury
Bristol
BS35 2AQ
T 01454 410 380
F 01454 410 389

London

1st Floor Holborn Gate
330 High Holborn
London
WC1V 7QT
T 020 7849 6979
F 020 7203 6701

Cardiff

Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ
T 029 2064 6810

Sheffield

11 Paradise Square
Sheffield
S1 2DE
T 0114 228 9190
F 0114 272 1947

BEDFORD

DLP Planning Ltd
4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

t 01234 832 740

f 01234 831 266

bedford@dlpconsultants.co.uk

DLP Design Ltd
5 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

t 01234 261 266

f 01234 347 413

bedford@dlp-design.co.uk

BRISTOL

DLP Planning Ltd
DLP Transportation Ltd
2A High Street
Thornbury
Bristol
BS35 2AQ

t 01454 410 380

f 01454 410 389

bristol@dlpconsultants.co.uk

CARDIFF

Sophia House
DLP Planning Ltd
28 Cathedral Road
Cardiff
CF11 9LJ

t 029 2064 6810

cardiff@dlpconsultants.co.uk

LONDON

1st Floor
Holborn Gate
330 Holborn Gate
London
WC1C 7QT

t 020 7849 6979

f 020 7203 6701

London@dlpconsultants.co.uk

SHEFFIELD

11 Paradise Square
Sheffield
S1 2DE

t 0114 228 9190

f 0114 272 1947

sheffield@dlpconsultants.co.uk

briefing

