

**Extending  
Permitted  
Development  
Rights**

**DLP BRIEFING NOTE 117**

Prepared by  
**DLP Planning Ltd**

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## **Introduction**

Under the current system of permitted development, homeowners wishing to extend their home more than a few metres from the property's rear wall have to make an application that can take eight weeks or longer for the council to consider and require a planning fee to be paid. The large majority of homeowner applications are uncontroversial: around 200,000 are submitted each year, and almost 90 percent are approved, in almost all cases at officer level. For the majority of applications therefore, the application process adds costs and delays, and in many cases adds little value.

## **Changes to permitted development rights**

The Government propose to make it quick, easier and cheaper to build small-scale single-storey extensions and conservatories, while respecting the amenity of neighbours. The Government estimate that up to 40,000 families a year wishing to build straightforward extensions will benefit from the proposals, and will be able to undertake home improvements to cater for a growing family or look after an elderly relative without unnecessary costs and bureaucracy. Some 160,000 homeowner applications will continue to be considered through the planning system as at present, including all the larger, more complex and controversial cases.

These measures may bring extra work for local construction companies and small traders, as families and businesses who were previously deterred take forward their plans. The Government state that 20,000 new extensions could generate up to £600m of construction output, supporting up to 18,000 jobs. In addition, each family who benefits will save up to £2,500 in planning and professional fees, with total savings of up to £100m a year.

Permitted development already removes hundreds of thousands of developments from the planning system every year, benefiting homeowners and businesses of all sizes, and reducing costs and delays. The Government state that extending permitted development rights further will promote growth, allowing homeowners and businesses to meet their aspirations for improvement and expansion of their homes and premises.

It is of course important to ensure that any impact on neighbours and communities is acceptable. For this reason, safeguards under planning and other regimes will remain in place, and the potential changes to permitted development rights for homeowners and businesses will not apply in protected areas such as conservation areas, National Parks, Areas of Outstanding Natural Beauty and Sites of Special Scientific Interest. These proposals do not remove the requirement for separate listed building consent.

## **Key Points**

The Government is proposing action in five areas:

- Increasing the size limits for the depth of single-storey domestic extensions from 4m to 8m (for detached houses) and from 3m to 6m (for all other houses), in non-protected areas, for a period of three years. No changes are proposed for extensions of more than one storey.
- Increasing the size limits for extensions to shop and professional/financial services establishments to 100m<sup>2</sup>, and allowing the building of these extensions up to the boundary of the property (except where the boundary is with a residential property), in non-protected areas, for a period of three years.
- Increasing the size limits for extensions to offices to 100m<sup>2</sup>, in non-protected areas, for a period of three years.
- Increasing the size limits for new industrial buildings within the curtilage of existing industrial premises to 200m<sup>2</sup>, in non-protected areas, for a period of three years.
- Removing some prior approval requirements for the installation of broadband infrastructure for a period of five years.

The Government also wish to explore whether there is scope to use permitted development to make it easier to carry out garage conversions.

Other changes to permitted development are also being taken forward separately: making it easier for commercial properties to be converted to residential use; and encouraging the reuse of existing buildings through making changes of use easier. These changes have been subject to consultation already, so are not included in the current consultation.

### **Consultation**

The current consultation seeks views on the Government's proposals to amend the Town and Country Planning (General Permitted Development) Order 1995 (as amended) to grant increased permitted development rights allowing homeowners, shops and offices to build larger extensions, for industrial premises to construct larger new buildings within their curtilage, and for quicker installation of broadband infrastructure.

The consultation began on 12 November 2012 and ends on 24 December 2012. This is a six week period.

### **Conclusions**

DLP Planning has considerable knowledge of the national planning system and both the Governments current and proposed changes to the Permitted Development Rights.

If you require any further advice regarding the consultation and how it may affect you and your property or land, please do not hesitate to contact an office listed below.

Senior staff within the practice would be very happy to help you with this process and explain its potential implications for you. If you wish to utilise DLP's considerable planning expertise to maximise your opportunity, please contact us.

If you require more information or would like to discuss the issues mentioned in further detail please contact:

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