

Client - Briefing

Barn
Conversions
to face Local
Plan Test under
Proposed New
Freedom

DLP BRIEFING NOTE 136

Prepared by
DLP Planning Consultants

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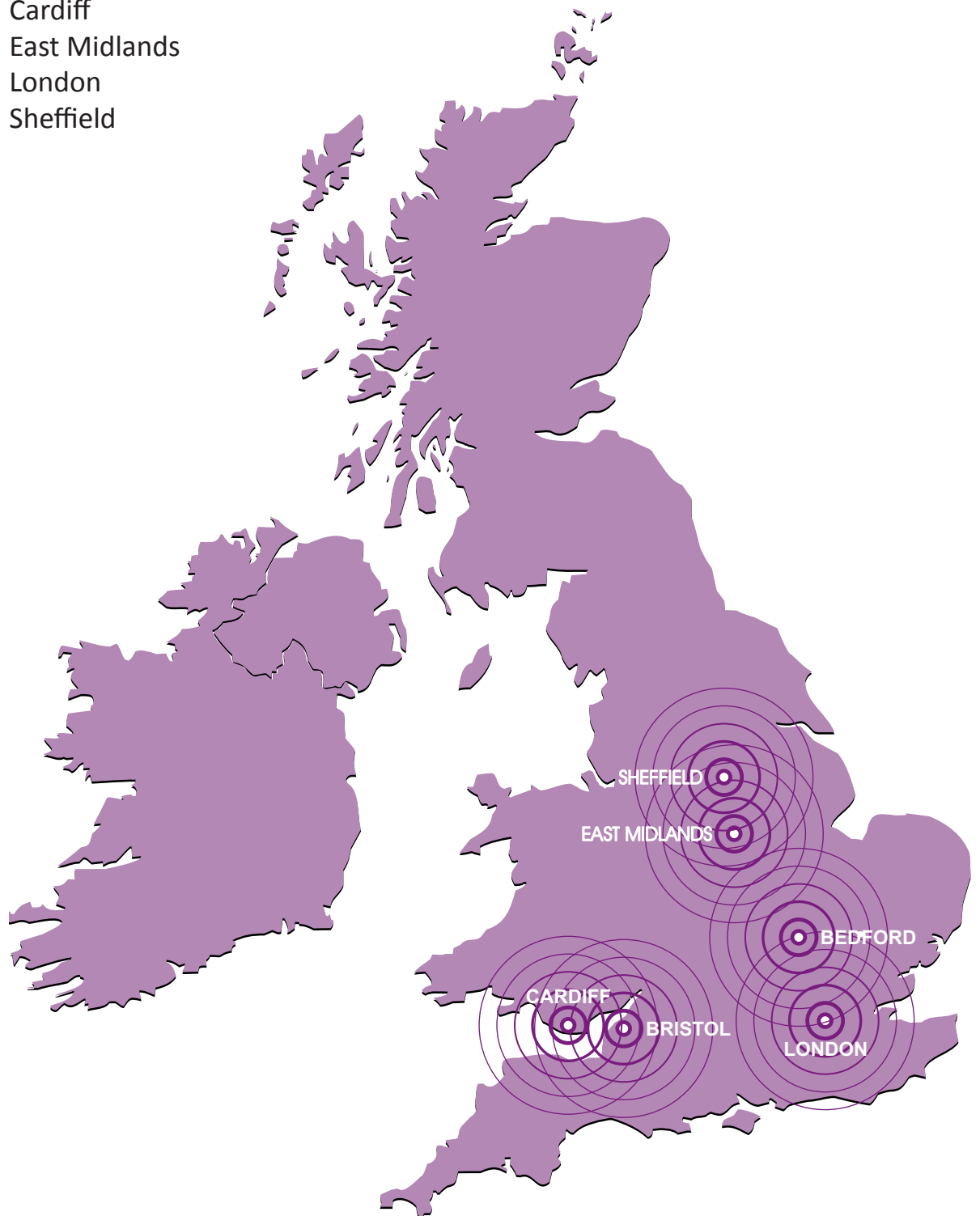


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Barn Conversions to face Local Plan Test under Proposed New Freedoms

Introduction

The Government recently announced a consultation period to seek views on their proposal to provide greater flexibility for changes of use under permitted development rights.

The consultation period, which closes on **15 October 2013**, invites opinions on 5 proposals which include the change of use under permitted development rights for **an existing building used for agricultural purposes of up to 150 square metres to change to residential use**.

The consultation period has revealed that applicants seeking to use the proposed new freedoms to convert agricultural buildings to homes will be required to demonstrate that their proposals comply with local plan policies on design, materials and outlook.

The Proposal in Detail

The proposed permitted development rights would **allow an agricultural building that existed on 20 March 2013** to be converted into **up to three dwellings, with an upper limit of 150 square metres for each home**.

The Government anticipate that the new right would “enable the physical development necessary to allow for the conversion and, where appropriate, the ***demolition and rebuild of the property on the same footprint***”.

A tightly drawn prior approval process is anticipated for the new development right, which constitutes a simplified development consent process. Applicants would need to apply to their local planning authority to determine whether prior approval for siting and design is required, “to ensure physical development complies with local plan policies on design, material and outlook”. Determination of whether prior approval is required would also be necessary in relation to transport and highways impact, noise impact, contamination and flooding risk.

These new permitted development rights are aimed at **bringing back disused agricultural buildings back into use to restore the vitality of rural areas**. It is also anticipated that farmers will be able to utilise their assets more effectively and reinvest the proceeds back into their businesses.

Consultation

DLP Planning has considerable knowledge of the national planning system. If you require any further advice regarding the further changes to the planning regime 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.

The submission of views to this consultation period could be significant to the development potential of your property or land. If you wish to utilise DLP’s considerable planning expertise to make representations on your behalf and 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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- Retail Impact Analysis
- Renewable Energy Planning and Delivery
- Discharge of Planning Conditions

If you would like to receive a brochure providing more detail of the service provided by the DLP Consulting Group, please contact any of the offices listed on the left of this page.

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