

Client - Briefing

Greater
Flexibilities for
Change of Use:
consultations
now open

DLP BRIEFING NOTE 137

Prepared by
DLP Planning Consultants

October 2013

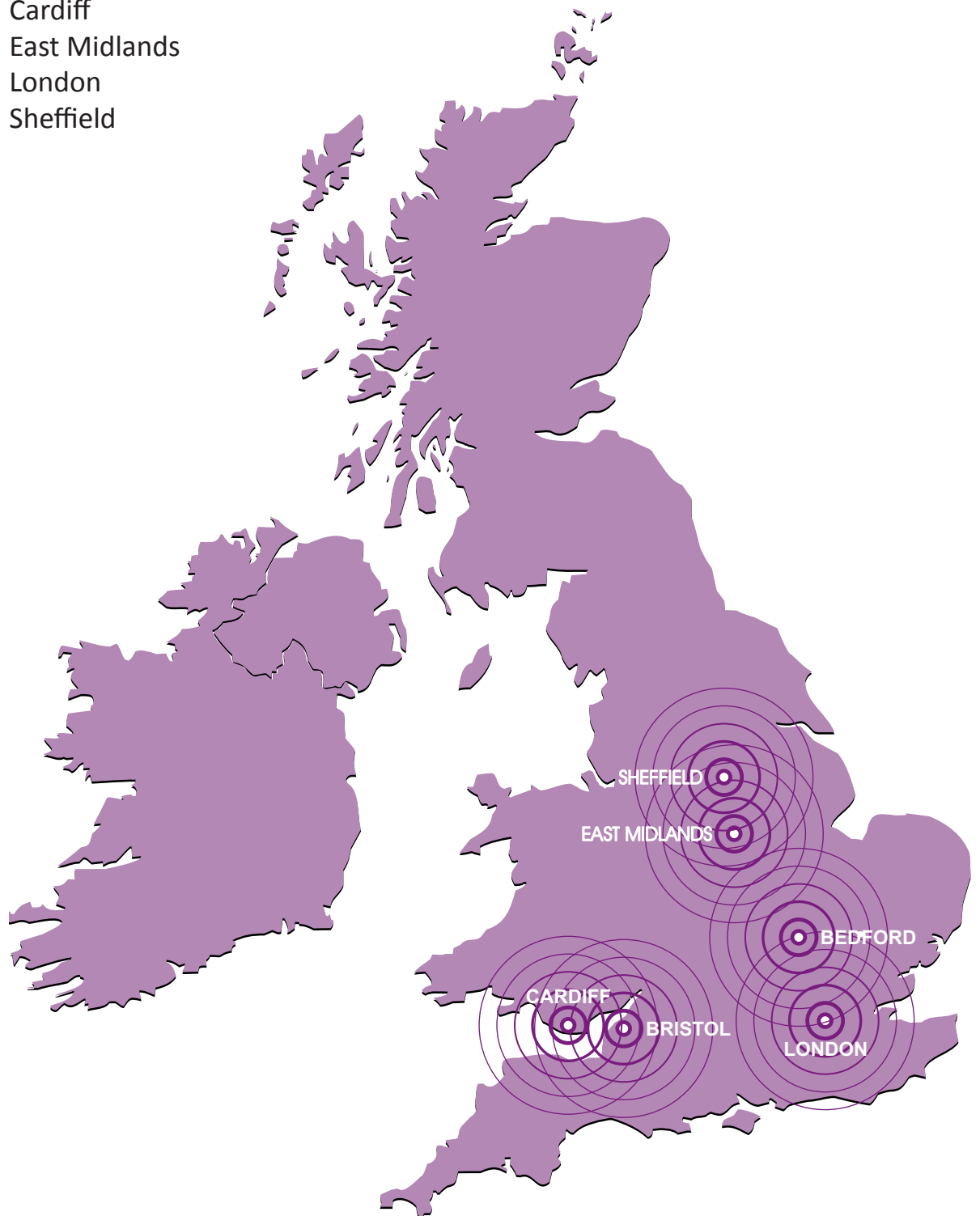


www.dlpconsultants.co.uk



DLP Planning Consultants

Bedford
Bristol
Cardiff
East Midlands
London
Sheffield



Disclaimer

DLP Planning Consultants, 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 Planning Consultants accepts no responsibility of whatsoever nature to third parties, to whom this report has been provided.

Greater Flexibilities for Change of Use: consultations now open

The Government have recently announced a consultation period to seek views on their proposals 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 for permitted development rights to allow:

- Shops and financial and professional services to change use to a dwelling house
- Existing buildings used for agricultural purposes of up to 150 square metres to change to residential use
- Retail uses to change to banks and building societies only
- Premises used as offices, hotels, residential and non-residential institutions, and leisure and assembly to be able to change use to nurseries providing childcare
- A building used for agricultural purposes of up to 500 square metres to be used as a new state funded school or a nursery providing childcare

The document also proposes that the new rights would:

- Apply to A1 (shops) and A2 (financial and professional services);
- Have an upper threshold of 150 square metres
- Allow conversion to a single dwelling house or a maximum of four flats, but not a small HMO
- Enable the external modifications sufficient to allow for the conversion to residential use
- Not apply in article 1(5) land as set out in the General Permitted Development Order (i.e. conservation areas, National Parks, Areas of Outstanding Natural Beauty, the Broads and World Heritage sites).

All proposals also include permission to carry out building work connected with the change of use.

There will be a requirement of prior approval in respect of design, the potential impact of the loss of the retail unit on the economic health of the town centre, the need to maintain an adequate provision of essential local services such as post offices, and the potential impact of the change of use on the character of the local area.

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:

BEDFORD

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

Tel: 01234 832 740

Fax: 01234 831 266

bedford@dlpconsultants.co.uk

BRISTOL

1 Blenheim Court
Beaufort Office Park
Woodlands
Bradley Stoke
Bristol
BS32 4NE

Tel: 01454 410 380

Fax: 01454 410 389

bristol@dlpconsultants.co.uk

CARDIFF

Sophia House
28 Cathedral Road
Cardiff
CF1 9LJ

Tel: 029 2064 6810

Fax: 01454 410 389

cardiff@dlpconsultants.co.uk

EAST MIDLANDS

The Old Vicarage
Market Street
Castle Donington
DE74 2JB

Tel: 01332 856 971

Fax: 01332 856 973

eastmids@dlpconsultants.co.uk

LONDON

1st Floor
3 More London Riverside
London
SE1 2RE

Tel: 020 3283 4140

london@dlpconsultants.co.uk

SHEFFIELD

11 Paradise Square
Sheffield
S1 2DE

Tel: 0114 228 9190

Fax: 0114 272 1947

sheffield@dlpconsultants.co.uk

A summary of matters that the DLP Consulting Group provide services for follows:

DLP Planning Consultants

- Planning Applications and Appeals
- Public Consultation
- Development Promotion
- Development Plan Representations
- Land Searches
- Project Management
- Minerals and Waste Planning
- Conservation Area / Listed Building Negotiation
- Enforcement
- 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.

Briefings

BEDFORD

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

Tel: 01234 832 740

Fax: 01234 831 266

bedford@dlpconsultants.co.uk

BRISTOL

1 Blenheim Court
Beaufort Office Park
Woodlands
Bradley Stoke
Bristol
BS32 4NE

Tel: 01454 410 380

Fax: 01454 410 389

bristol@dlpconsultants.co.uk

CARDIFF

Sophia House
28 Cathedral Road
Cardiff
CF1 9LJ

Tel: 029 2064 6810

Fax: 01454 410 389

cardiff@dlpconsultants.co.uk

EAST MIDLANDS

The Old Vicarage
Market Street
Castle Donington
DE74 2JB

Tel: 01332 856 971

Fax: 01332 856 973

eastmids@dlpconsultants.co.uk

LONDON

1st Floor
3 More London Riverside
London
SE1 2RE

Tel: 020 3283 4140

london@dlpconsultants.co.uk

SHEFFIELD

11 Paradise Square
Sheffield
S1 2DE

Tel: 0114 228 9190

Fax: 0114 272 1947

sheffield@dlpconsultants.co.uk



www.dlpconsultants.co.uk

