

**Changes to  
Permitted  
Development  
Rights**

**DLP BRIEFING NOTE 155**

Prepared by  
**DLP Planning Consultants**

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## **DLP Planning Consultants**

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The Town and Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014 (the Order) is due to come into force on 6 April 2014.

The main changes are set out in Article 5 of the Order which, subject to certain qualifications and conditions, will permit the following developments to be carried out without the need to obtain express planning permission:

- (i) **Change of use of any building within class A1** (i.e. shops) **to a bank, building society, credit union or similar.**
- (ii) **Change of use of buildings falling within either A1 or A2 or a mixed use as a dwelling house and either an A1 or A2 use to a dwelling house.** Any building operations that are reasonably/necessary to convert the building to a dwelling house are also permitted.
- (iii) **Change of use of an agricultural building to use as a state school or a registered nursery.** The building must have been ***used solely for an agricultural use as part of an agricultural unit*** on the 20<sup>th</sup> March 2013.
- (iv) **Change of use of an agricultural building to use as a dwelling house.** Any building operations that are reasonably necessary to convert the building house are also permitted. The building must have been ***used solely for an agricultural use as part of an agricultural unit*** on the 20<sup>th</sup> March 2013.

Note however that the permitted changes set out at 2, 3 and 4 above require the developer to apply to the local planning authority (the LPA) for a determination as to whether the prior approval of the authority is required in respect of transport and highway impacts as well as contamination and flood risks.

It will also be necessary to apply to the LPA for a determination as to whether prior approval is required in respect of the following:

In respect of (ii) above :

- **the design and external appearance of the building (if building operations are being carried out) and**
- **whether it is undesirable for the building to change to a dwelling house because of the impact of the change of use on adequate provision of A1 and A2 services (but this applies only where there is a reasonable prospect of the building being used to provide such services); or,**
- **where the building is located in a key shopping area, on the sustainability of that shopping area.**

In respect of (iii) above, noise impacts and whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change to use as state funded school or a registered nursery.

In respect of (iv) above:

- **the design and external appearance of the building (if building operations are being carried out);**
- **noise impacts and**
- **whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use as a dwelling house.**

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

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

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Sustainability Appraisals  
Environmental Impact Assessments

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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