

DLP BRIEFING NOTE 204

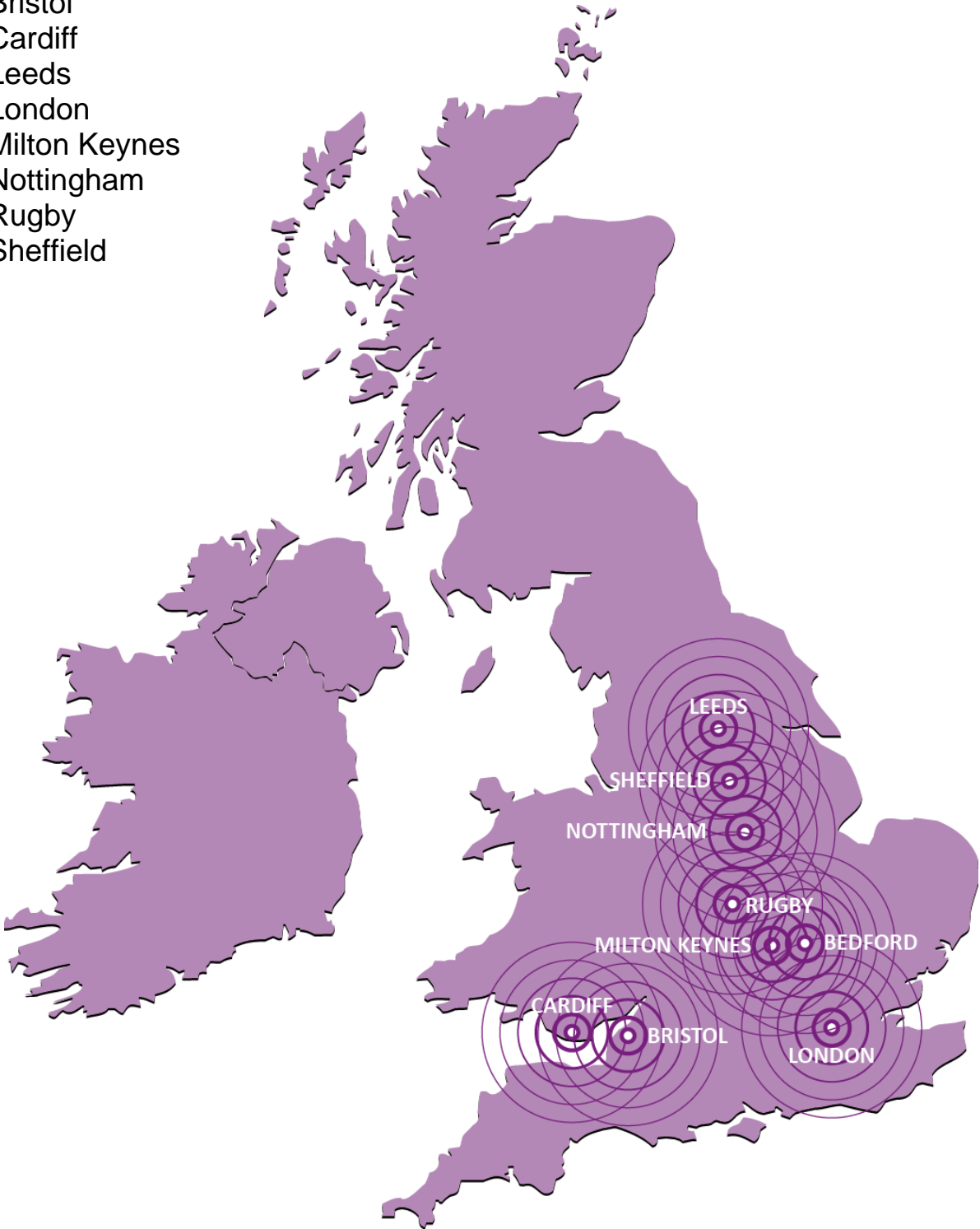
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DLP Planning Ltd

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New Town and Country Planning (General Permitted Development) (England) Order 2015

On 15th April 2015 the Government's new Town and Country Planning (General Permitted Development) (England) Order 2015 came into force, revoking and replacing the previous 1995 Order.

This is primarily a consolidation of existing legislation into a more user-friendly format than the previous multitude of amendments to the GDPO 1995. However the GDPO 2015 also introduces a number of changes.

Alongside the new GDPO, an amendment has also been made to the Use Classes Order [SI 2015/597] which makes betting shops and payday loan shops 'Sui Generis' use; this also came into force on 15th April 2015.

The changes the GDPO 2015 brings in include:

- For three years there will be a right to change the use of more business uses such as amusement arcades, casinos, (Sui Generis) and Warehouses (B8) to residential use, subject to prior approval.
- There is now the right to a change of use from retail (A1) uses, betting offices and payday loan shops (Sui Generis) to finance and professional services (A2).
- Retail (A1) uses, betting offices, payday loan shops and casinos (Sui Generis), and finance and professional services (A2) may also be changed to restaurants and cafes (A3) premises, subject to prior approval.
- A change of use from retail (A1), finance and professional services (A2), betting offices and payday loan shops (Sui Generis) to assembly and leisure (D2) will also be permitted under the new Order, subject to prior approval;
- Retail (A1), finance and professional services (A2), betting offices and payday loan shops (Sui Generis) may now be converted to a mixed use of A1 and up to 2 flats, or A2 and up to 2 flats.

- A new permitted development Class has been included for the provision of click and collection facilities within the curtilage of a shop and for increasing the size of loading bays for shops (by no more than 20%);
- There will be new permitted development rights for the installation of solar panels with a generating capacity of 1 megawatt on the roofs of non-domestic buildings; and
- A new permitted development right for temporary use of building land for commercial film-making has been added

Alongside the above changes, the date for the expiry of permitted development rights for larger home extensions has been extended and will now expire of 30 May 2019. However, the time limit for the residential conversion of offices has not been extended, and is currently set to expire on 30 May 2016.

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