

# Changes to permitted Development Rights

## Briefing Note

15/03/2018

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### Introduction

On the 12th March 2018 the Ministry for Housing, Communities and Local Government (MHCLG) announced a series of changes to the General Permitted Development Order (2015) in response to the 2016 Rural Planning Review.

### Class Q thresholds increased

The first change specifically relates to conversion of agricultural barns to dwellings under Part 3 Class Q. This currently allows the conversion of an agricultural barn of up to 450 square meters into 3 residential units without express planning permission.

The change will allow three larger homes with the threshold increasing to a maximum of 465 square metres; or up to five smaller homes each no larger than 100 square metres.

The intention is that this will allow the creation of additional smaller units that are more affordable for rural families.

### Class P extended for a further year

In a further attempt to boost housing supply in rural areas MHCLG has also announced a one year extension to Class P which allows the conversion of buildings used for storage and distribution (Use Class B8) to residential dwellings.

Class P allows conversion of premises up to 500 square metres, subject to certain criteria, with prior approval being required to assess transport and highway impacts as well as contamination and flooding risks in relation to the buildings being converted. This temporary permitted development right will be extended until the 10th June 2019.

### Increase in PD size threshold for new farm buildings on large farms

Finally, to help farmers adapt to the latest innovations in modern farming practices, MHCLG is proposing to alter Part 6 Class A to increase the threshold applied to the erection of new agricultural buildings under permitted development on larger farms (i.e. over 5ha) from 465 square metres to 1,000 square metres.

The above changes are to come into force on the 6th April 2018.

For further information or to discuss the opportunities that these changes to the permitted development legislation offer, please contact your local DLP office.

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