

The Town and Country Planning (General Permitted Development) Order 1995 (As Amended).

Summary of principal changes to Householder Permitted Development.

This change is for a temporary 3 year period only – extensions must be completed by 30th May 2016.

Please refer to the [statutory instrument](#) for the exact wording and criteria.

Single storey rear extensions

From 30 May 2013 Householders **may** be able to extend beyond the rear wall of the original dwelling by up to 8m for detached dwellings and 6m for semidetached and terraced properties without planning permission (subject to the new notification procedure).

The proposed extension must not exceed 4m in height.

The site must not be within a Conservation Area, Area of Outstanding Natural Beauty or Site of Special Scientific Interest.

This relaxation of permitted development does not apply to flats.

Materials used shall be of similar appearance to those of the existing dwelling.

The extension shall not cover more than half the garden area and shall not incorporate a veranda, balcony or raised platform.

Prior Notification Procedure

These permitted development rights are subject to a new procedure. Before commencement, the resident must notify us of the proposed development.

They must provide

A written description of the proposal
How far the extension will extend beyond the rear wall of the original house (in metres, measured externally)
Maximum height of the extension (in metres, measured externally from natural ground level).
Maximum height of extension to eaves (in metres, measured externally from natural ground level).
List of all addresses that share a boundary with the site.
No Fee is payable.

Neighbour Consultation Scheme -

When the Local Planning Authority receives notification of a proposed extension we will notify adjoining neighbouring properties (Those properties that share a boundary). A copy of this letter will be sent to the developer.

Those neighbours will have 21 days from the date on the letter to register any representations (objections, support or comments)

If none of the neighbours notified object within the 21 day period we will send the developer a letter stating that prior approval is not required (development can commence).

If any of the neighbours notified object to the proposal the Local Planning Authority must consider whether the proposed extension should be approved. This decision will be based upon the impact of the proposed extension on the amenity of any adjoining premises (not only those neighbours who registered an objection).

At this stage, we may ask the developer to submit further information, such as additional plans, details of proposed materials etc. We may also make a site visit in order to make a full assessment.

Making a decision -

Within 42 days from the date that the Local Planning Authority receives a notification of development from the developer we will notify the developer of one of the following outcomes;

Prior Approval is not required – No objections have been received and the Local Planning Authority has not assessed the proposal.

Prior Approval is required and given – Objections have been received. The proposal has been assessed and the Local Planning Authority has decided that the impact of the development upon the amenity of all adjoining properties is acceptable.

Prior Approval is required and refused – Objections have been received. The proposal has been assessed and the Local Planning Authority has decided that

the impact of the development upon the amenity of all adjoining properties is not acceptable. The developer has the right to appeal to the Planning Inspectorate.

The development may not commence until the Local Planning Authority has notified the developer of the decision.

If the Local Planning Authority fails to notify the developer of the decision within 42 days, the development may go ahead.

Completion of development -

The development must be completed by 30 May 2016. -

The developer must notify the Local Planning Authority when the development is completed. This must include;

Name of the developer
The address of the development
The date of completion

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School Fences and Walls adjacent to a highway

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Allows schools to build a higher boundary fence or wall adjacent to a highway - up to 2m, provided it does not create an obstruction which is likely to be a danger for highway users.

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If it does, it should be reduced in height to 1m

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This includes new free school premises, provided the relevant Minister has approved the school, and buildings being used for a temporary period as a school – see below.

Increased Thresholds for 'B' use classes

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Permitted development thresholds increase for changes of use from B1 or B2 to B8, or from B2 or B8 to B1, from 235 square metres to 500 square metres.

B1(a) Offices to C3 Residential Changes for Use

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Allows buildings in B1(a) office use to be used for C3 residential purposes. •