

**A REPORT ON THE NEW PERMITTED DEVELOPMENT RIGHTS AFFECTING
HOUSEHOLDERS WHICH CAME INTO EFFECT ON 1 OCTOBER 2008**

Lead Officer: Tony Pomfret – Development Services Manager

To inform Members of the significant alterations to the Permitted Development Rights which came into effect on 1 October 2008.

Recommendation: That Members note the report and the implications for development control

Resource Implications: Not possible to quantify any impact on planning fee income at this stage

1.0 INTRODUCTION

- 1.1 On 1 October 2008 significant changes were introduced via the Town and Country Planning (General Permitted Development) Order 2008 which affect individual permitted development rights in relation to development within the curtilage of a dwelling house.
- 1.2 The purpose of the revised planning regulations is to simplify the householder development rules and reduce the number of planning applications handled by local planning authorities in the country. It should also benefit householders who will no longer need to apply for planning permission for certain types of extensions and alterations to their home.
- 1.3 Basically it is designed to de-regulate extensions by allowing certain types of loft conversions and rear extensions as well as other householder development.
- 1.4 The Government considers that this will mean some 80,000 fewer planning applications nationally.
- 1.5 However, it should be noted that the legislation also introduces further restrictions on some types of development which will now require the benefit of planning permission which could, in fact, lead to an increase in certain types of householder applications.

2.0 THE ALTERATIONS

- 2.1 One of the main changes brought about by the new legislation covers extensions. The volume allowance for extensions now no longer applies. Instead this is replaced by a maximum depth allowance, maximum height allowance and limits within a certain distance of the rear boundary. Most significantly this only allows a single storey rear extension of 3.0 metres in depth for a semi-detached/terraced house and 4.0 metres for a detached house. Side extensions are also restricted to single storey. Also:
 - No verandahs/balconies/raised platforms are permitted.
 - Materials to be similar in appearance to the main house

- Upper and side facing windows to be obscure glazed with opening restrictions
- 2.2 There are also significant changes for decking and paving over front gardens. Basically any decking installed over 30cm in height will now require planning permission along with any hard surfaced areas like driveways which are impermeable.
- 2.3 However, it should be noted that there are further restrictions to these permitted development rights in Conservation Areas and the National Park.
- 2.4 Other changes introduced cover outbuildings, external flues, chimneys and soil vent pipes, loft conversions, fuel tanks, roof alterations and installation of solar panels.
- 2.5 A revised Householder Guide which details all the changes brought about by this new legislation will be provided by the Department of Communities and Local Government in due course. When this is made available a copy will be circulated to all Members of the Planning Panel for information.

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Background Information: The Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008.
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