

Planning Update

March 2018

Government publishes amendments to permitted development rights for agricultural and storage uses

The Government is bringing forward changes to the permitted development rights that allow the conversion of agricultural and storage buildings to residential dwellings. The changes will come into effect on 6th April 2018. Dominic Rabb, Minister of State for Housing, stated that the measures would give rural communities “more options to convert agricultural buildings into family homes to better meet local housing needs”.

Agricultural buildings to dwellinghouses

The existing permitted development rights to convert agricultural buildings to homes, set out in the Class Q permitted development right, are to be amended to increase the number of homes permitted within an established agricultural unit from three to five, and the overall floor space from 450m² to 465m².

With new definitions, the conversion of an agricultural building can now provide for up to five new homes so long as the floor area of any smaller home does not exceed 100 m² of floor space. A larger home can have a floor area between 100m² and 465m². The cumulative number of larger homes cannot exceed three.

Future prior approval applications will need to specify how many smaller or larger dwellings are proposed and whether any previous development has taken place under Class Q.

Storage or distribution uses to residential

The time limit to exercise permitted development rights under Class P of the permitted development rights, which allow the change of use of Class B8 (storage and distribution), is also extended for a further year to 10th June 2019.

This provision relates to buildings with a floor space not exceeding 500m², and the Government states this is “to help relieve local housing pressures”.

There continues to be certain exceptions to the permitted development rights in areas of special control. The information requirement relating to transport highway impact, as well as contamination and flooding risks, for the Prior Notification process remain.

New agricultural buildings

The legislation also takes forward an increase in the size of new agricultural buildings provided for under permitted development rights from 465m² to a maximum of 1,000m².

Other changes

The list of amendments also includes a number of smaller clarifications to the existing paragraphs within the legislation and adds clarity to several definitions. Full details can be found in the Town and Country Planning (General Permitted Development) (England) (Amendment) Order 2018 (SI 2018 No. 343).

*“revised
permitted
development
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