



## Permitted Development, Extensions and Change of Use

New changes allowing changes of use and larger extensions come into force on 30 May providing a significant opportunity for farmers and Fisher German clients.

**This opportunity will allow for farmers and landowners to carry out diversification opportunities on unused and underutilised buildings on their holdings, boosting income and supporting the rural economy.**

The legislation is an amendment to the Town and Country Planning (General Permitted Development Order) 1995.

Changes of Use Permitted Development Rights include:

	Permitted Development Rights (existing)	Permitted Development Rights (new)
<b>Office to Residential</b>	No permitted change	<p><b>Change of Use from B1(a) Office to C3 Residential</b></p> <ul style="list-style-type: none"> <li>Not applicable to listed buildings</li> <li>Subject to an 8 week Prior Approval to allow consideration of Highways, Contamination, Flooding</li> </ul>
<b>Agricultural to 'Other'</b>	No permitted change	<p><b>Change to a 'flexible use' comprising A1 (shops), A2 (finance/professional), A3 (restaurant/café), B1 (business), B8 (storage/distribution), C1 (hotel), D2 (assembly/leisure)</b></p> <ul style="list-style-type: none"> <li>Not applicable to listed buildings</li> <li>Cumulative CoU restricted to 500m<sup>2</sup></li> <li>Must have been solely in agricultural use since 03 July 2012</li> <li>If the agricultural use first commenced after 03/07/12, a ten year period must have expired (e.g. Use commenced 17/05/13, the PD rights will only apply from 17/05/23)</li> <li>Under 150m<sup>2</sup> - Notification to LPA</li> <li>150-500m<sup>2</sup> - 8 week Prior Approval to consider Highways, Noise, Contamination, Flooding</li> </ul>
<b>A1-5, B1, D1 &amp; D2 to A1-3 &amp; B1</b>	<p>'A' Uses can change down the numerical hierarchy (subject to restrictions)</p> <p>e.g. A4 to A3/A2/A1</p>	<p><b>Any A1-5, B1, D1, D2 can convert to A1, A2, A3, B1</b></p> <ul style="list-style-type: none"> <li>Not applicable to listed buildings</li> <li>Maximum 150m<sup>2</sup> floorspace</li> <li>Change of Use permitted for two years, subsequently reverts to original use</li> <li>Notification prior to change to be notified to LPA</li> </ul>
<b>Free Schools</b>	No permitted change/provision	<p><b>B1, C1, C2, C2(a), D2 can convert to a Free School</b></p> <ul style="list-style-type: none"> <li>Not applicable to listed buildings</li> <li>Must be for a state-funded school</li> <li>Prior Approval required (8 weeks) to allow consideration of Highways, Noise, Contamination</li> <li>Other use classes (not Sui Generis) can convert to a free school for a single academic year if approved by Education Minister</li> </ul>

May 2013

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## Permitted Development, Extensions and Change of Use

	Permitted Development Rights (existing)	Extension Permitted Development Rights include: Permitted Development Rights (new)
<b>Residential Extensions</b>	Rear extensions to detached dwellings - 4m deep Rear extensions to other dwellings - 3m deep  All restricted to 4m high Not applicable to Article 1(5) land	<b>Rear extensions to detached dwellings - 8m deep</b> <b>Rear extensions to other dwellings - 6m deep</b>  <ul style="list-style-type: none"> <li>All restricted to 4m high</li> <li>Not applicable to Article 1(5) land</li> <li>Subject to a new Prior Approval (6 week) consent</li> </ul>
<b>Industrial/Warehouse Extensions</b>	New building up to 100m <sup>2</sup>  Extension - 25% or 1000m <sup>2</sup> (whichever is the lesser)  Extension (Article 1(5) -10% or 500m <sup>2</sup> (whichever is lesser)	<b>New building up to 200m<sup>2</sup></b>  <b>Extension - 50% or 1000m<sup>2</sup> (whichever is the lesser)</b> <b>Extension (Article 1(5) - 10% or 500m<sup>2</sup> (whichever is lesser)</b> <b>SSSI - 25% or 1000m<sup>2</sup> (whichever is the lesser)</b>  <ul style="list-style-type: none"> <li>Extension to be completed by 30 May 2016</li> <li>Notification upon completion to LPA</li> </ul>
<b>Office Extensions</b>	Limited to gross floorspace increase of 25% or 50m <sup>2</sup> (whichever is the lesser)	<b>Limited to gross floorspace increase of 50% or 100m<sup>2</sup> (whichever is the lesser)</b>  <ul style="list-style-type: none"> <li>Not applicable to sites within a SSSI</li> <li>Extension to be completed by 30 May 2016</li> <li>Notification upon completion to LPA</li> </ul>
<b>Shop/Catering/ Financial/ Professional Extensions</b>	Limited to gross floorspace increase of 25% or 50m <sup>2</sup> (whichever is the lesser)	<b>Limited to gross floorspace increase of 50% or 100m<sup>2</sup> (whichever is the lesser)</b>  <ul style="list-style-type: none"> <li>Extension to be completed by 30 May 2016</li> <li>Notification upon completion to LPA</li> <li>Caveats when adjacent to a 'C Use', Article 1(5) and SSSI</li> </ul>

For further advice and support regarding these changes, please contact a member of the Fisher German Planning Team  
01530 567 460 / [planning@fishergerman.co.uk](mailto:planning@fishergerman.co.uk)

Note, all other General Permitted Development Restrictions/Conditions apply to proposed development.

Article 1(5) land includes National Parks, Areas of Outstanding Natural Beauty, Conservation Areas, The Broads and World Heritage Sites

Areas within 17 local authorities in England are exempt from new rights to convert offices to homes, comprising the City of London, the London boroughs of Camden, Islington, Hackney, Tower Hamlets, Southwark, Lambeth, Wandsworth, Westminster, Newham, and Kensington & Chelsea, the Borough councils of Vale of the White Horse, Stevenage, Ashford (Kent), the District councils of Sevenoaks, East Hampshire, and Manchester City Council.

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