

REPORT TO PICKMERE PARISH COUNCIL

8th September 2020

AGENDA ITEM 8.2 – CHANGES TO PLANNING PERMITTED DEVELOPMENT RIGHTS AND THE USE CLASSES ORDER

1. Background

- 1.1 The Government has recently changed the permitted development (PD) rules to permit upward extensions to purpose-built blocks of flats, in support of its package of radical planning reform to support economic recovery and housing delivery. It has now introduced further permitted development rights for new developments and the extension of buildings, and has substantially changed the Use Classes Order.

2. Report - Permitted development rights.

2.1 New PD rights would allow:

- Existing houses, whether detached, semi-detached or in a terrace, to be extended by adding up to 2 additional storeys, subject to a maximum height limit of 18 m, or where in a terrace not more than 3.5m above the next tallest house in the terrace. These rights apply only to houses built between 1948 and 2018. Prior approval is required in relation to the impact on the amenity of neighbouring properties, and the external appearance of the proposal.
- The construction of up to 2 additional storeys on free-standing blocks and on buildings in a terrace that are in certain commercial uses and in mixed uses with an element of housing, to create additional self-contained homes. Again there is a maximum height.
- The construction of up to 2 storeys on existing detached or terraced houses to create new self-contained homes, with similar height restrictions as above. As with the previous category, prior approval will be required in relation to the scheme's transport/highway implications, contamination and flooding risks (?), external appearance, impact on amenity, etc.
- The demolition of vacant and redundant free-standing buildings in certain previous commercial use classes and their replacement with residential development. This would not apply to terraced buildings, detached dwellings or mixed-use buildings, and is restricted to buildings built prior to January 1990, that have been vacant for more than 6 months. Various limits are placed on the scale of development so permitted.

3. Use Classes Order

- 3.1 The Use Classes Order classifies most forms of property-use into defined use classes; changes from one activity to another within a particular use class do not require planning permission. The UCO has been substantially changed, inter alia creating a new broad "commercial, business and service" use class (incorporating shops, financial and professional services, restaurants and cafes, and offices, gyms, nurseries and health centres, and other uses suitable for a town centre).

4. Recommendation

- 4.1 That the report be noted.