

**Consultation on Planning Changes – Permitted Development
Rights and Conditions**

The government is currently analysing feedback after its consultation on further reforms to the planning system, including changes to permitted development rights, that closed on 26 September 2014.

Proposed changes?

Changes to neighbourhood planning system, including:

- Introduction of time-limits within which local planning authorities must take decisions on applications for neighbourhood areas to be designated.
- Changes to the pre-submission consultation and publicity process.

Changes to permitted development rights, including:

- Extension to permitted development rights, to include some changes of use.
- Making permanent the permitted development rights (currently due to expire May 2016) for single-storey rear extensions, which allow extensions of up to eight metres for a detached house and up to six metres for any other type of house.
- Making permanent the permitted development rights (currently due to expire May 2016) for larger extensions to some commercial buildings.

Changes to the use of planning conditions, including:

- Requiring local planning authorities to share draft conditions with applicants for major developments, before a decision has been made.
- In relation to pre-conditions (that is, those actions that must be taken before any development can start on site), requiring local planning authorities to provide written justification as to why a particular matter has to be dealt with as a pre-condition.

Changes to thresholds for statutory consultation, including:

- Amending the thresholds for when a statutory consultation is required with, for example, Natural England or English Heritage.

If you would like to discuss any of the matters raised in this newsletter please contact:

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The information in this newsletter is not meant as a substitute for advice on particular issues and is written in general terms. You should seek specific advice before taking any action based on the information in this newsletter.

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This article outlines the law as it stands at the date of writing in November 2014.

Changes to thresholds for Environmental Impact Assessments (EIAs), including:

- Reducing the number of projects for which an EIA is required, by changing the size of the thresholds for some projects listed in Schedule 2 to the Town and Country Planning (EIA) Assessment Regulations 2011.

Improvements to the nationally significant infrastructure planning (NSIP) regime, including:

- Changing the procedure for amending development consent orders.
- Increasing the number of consents and licences that can be included in a development consent order.

