

NEW RULES FOR HOUSEHOLDER PERMITTED DEVELOPMENT

In September 2008 the government published an amended Part 1 of the General Permitted Development Order. These amendments came into effect on 1 October 2008 and have significantly altered **what development can and cannot be done to a residential property without requiring planning permission.**

The then Housing and Planning Minister Caroline Flint outlined the changes as follows:- *“From today people will find it has become much easier to convert the loft and build an extension. The changes the government has made will mean about 80,000 households a year no longer have to get planning permission. At a time when the whole country is counting their pennies carefully any room to make a saving on stretched family finances is particularly welcome.*

Whilst there has been an attempt to relax the regulations in some ways (the cubic content restrictions of 70 and 50 cubic metres have been removed for example), this is not to be at the expense of neighbouring properties. It is intended that carefully calculated size limits on these permitted extensions will mean that the new rules strike the right balance between helping homeowners to better their home and protecting neighbours against larger inappropriate or intrusive extensions.

Broadland District Council's Development Management and Conservation Department is in the process of putting together a standard form for homeowners to check for themselves as to whether planning permission is required for their proposal. There is a form available for this purpose at present, however it relates to the previous permitted development regime.

In the interim the Broadland is directing homeowners wanting to extend their home to the interactive house on the planning portal website:

The website www.planningportal.gov.uk/uploads/hhg/houseguide.html (external link) guides users round the planning permission rules for homes from everything at the front and back of house through to each floor inside.

All people have to do is click on the part the house they are changing whether it's a loft conversion, the driveway, solar panels, fencing, or even the bathroom and a pop up explains all the new rules.

Whilst this is a useful tool, it is also recommended that people put their proposals to the Development Management and Conservation Department in writing (accompanied by basic plans) with full details of measurements etc. This department will then be able to give confirmation in writing as to whether the proposal is permitted development or if a planning application is required.

Any questions on the matter can be directed towards planning officers in the Development Management and Conservation Department, with the first point of contact being the reception desk on (01603) 431133.