

PERMITTED DEVELOPMENT UPDATE JULY 2020



New Permitted Development legislation will become effective from the 1st August 2020.
This will allow up-to 2 additional storeys of flats to be added to purpose built blocks of dwelling-houses.

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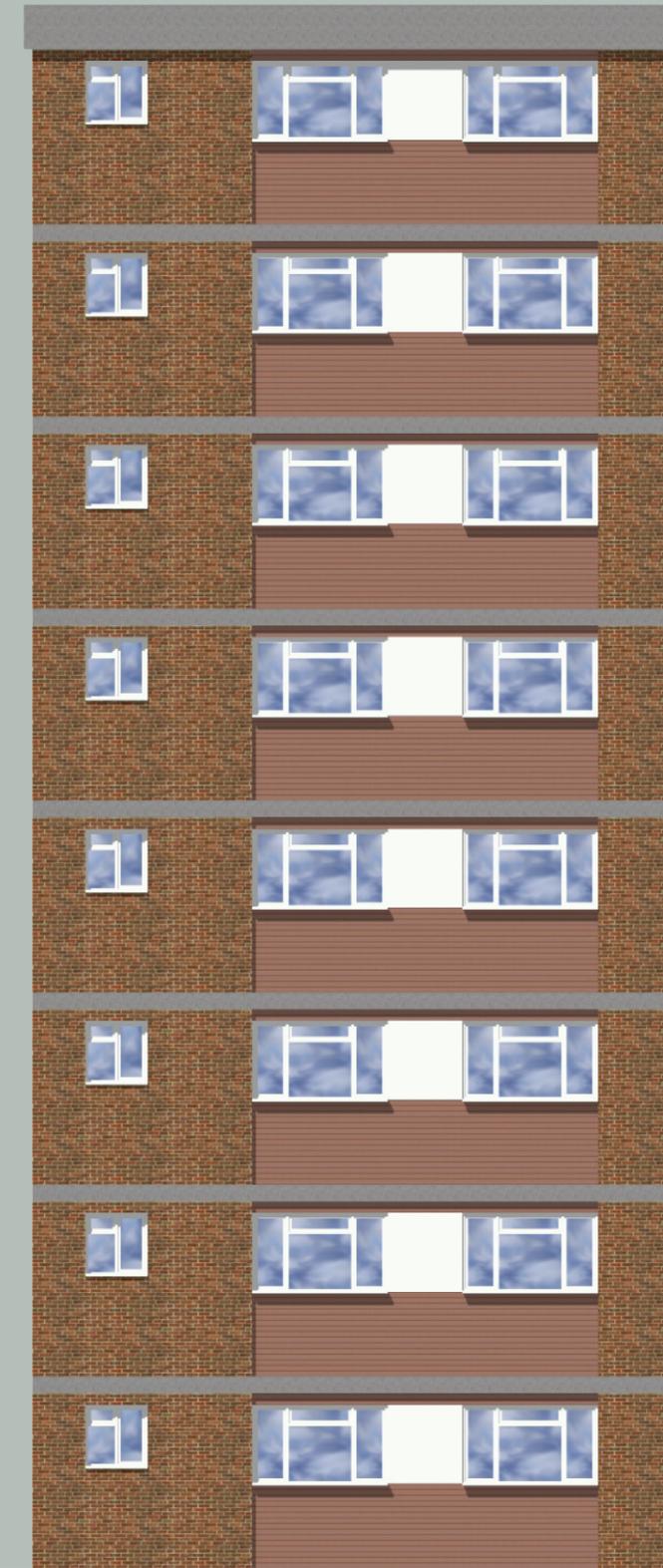
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For these rights to apply, the existing building must be:

- a detached, purpose-built, block of flats
- built between July 1948 and March 2018
- between 3 and 8 storey's

The rights do not apply if the existing building is:

- in use as dwelling-houses granted by virtue of change of use classes
- in on article 2(3) land ie a conservation area, or AONB
- a listed buildings
- of scientific interest
- within a military area
- within 3KM of an aerodrome



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Application for 'prior approval' from the local authority is required as to:

- The impact on transport and highway's
- Contamination & flood risks
- The external appearance, the impact on any 'protected views' & the provision of natural light to habitable rooms
- The impact on existing amenity and on surrounding premises (including overlooking and loss of light)

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Additional storeys will need to:

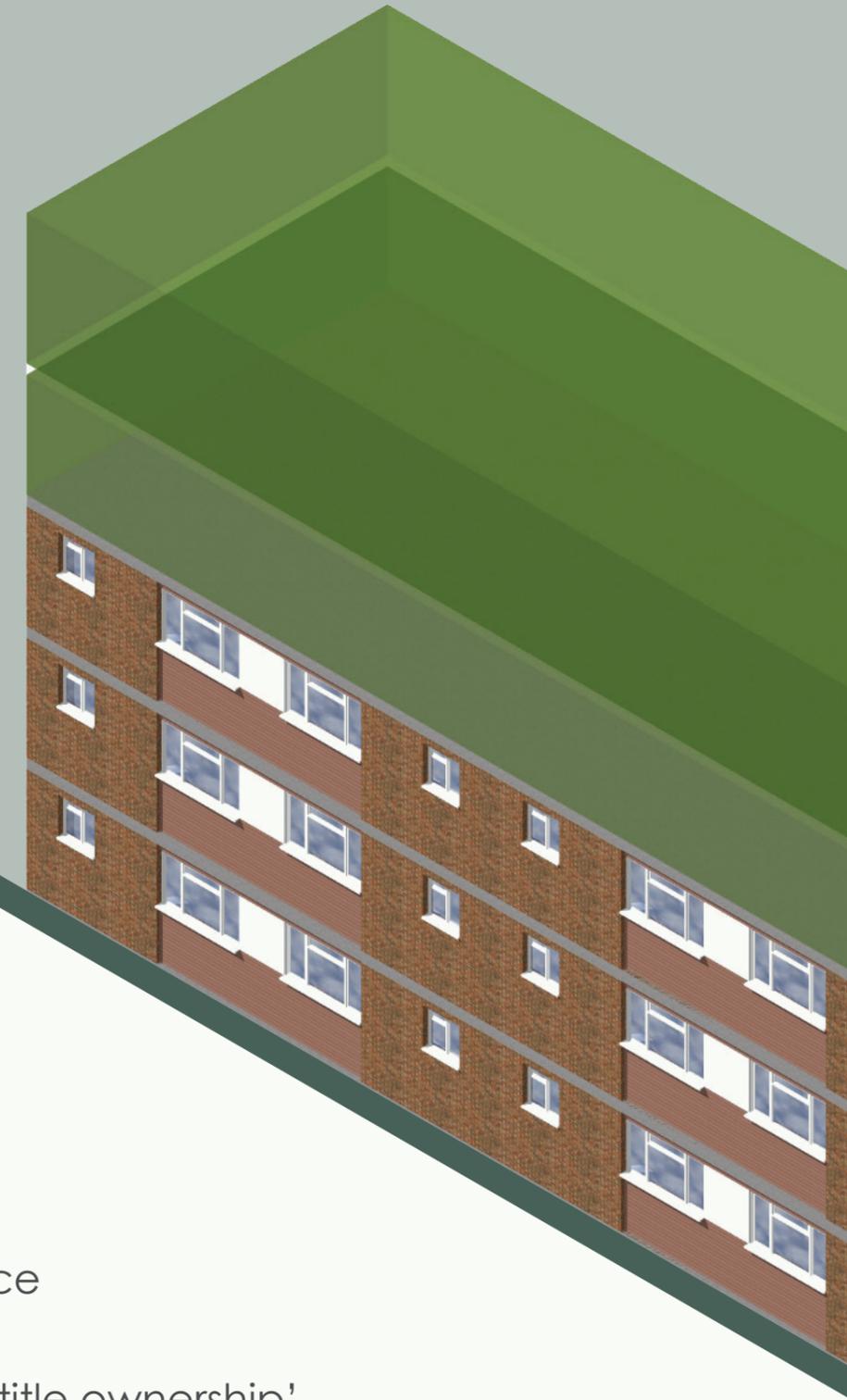
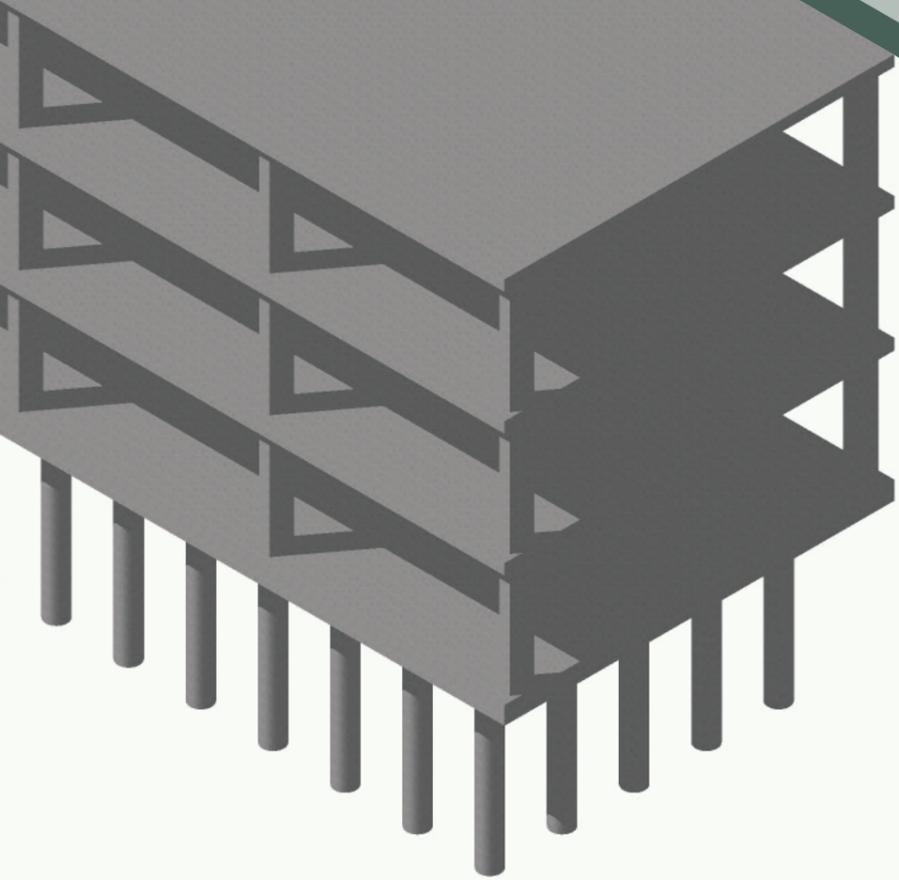
- be no wider or deeper than the existing footprint
- have a floor-to-ceiling height no more than the existing or 3m (whichever is the lesser)
- be no more than 7m in height overall (exc plant)
- ensure the building is no more than 30m high overall (exc plant)
- not rely on external structural alteration to the existing building

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Key points to consider:

- Can the existing structure take the additional load
- What existing plant will need to be relocated
- What effect will additional storeys have on building control and fire regulation compliance
- Is there sufficient space for extra waste & storage demands
- Other legal restrictions which are not planning matters such as 'rights to light' and 'legal title ownership'

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