



# Changes to Permitted Development Rights

## **Impact Assessment**





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Department for Communities and Local Government  
Eland House  
Bressenden Place  
London  
SW1E 5DU  
Telephone: 020 7944 4400  
Website: [www.communities.gov.uk](http://www.communities.gov.uk)

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Email: [communities@capita.co.uk](mailto:communities@capita.co.uk)  
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December 2008

Product Code: 08COMM05605/b

ISBN: 978 1 4098 0662 2

<b>Summary: Intervention &amp; Options</b>		
<b>Department /Agency:</b> CLG	<b>Title:</b> Impact Assessment of Changes to Permitted Development Rights	
Stage: Final	Version: 1	Date: 2 September 2008
Related Publications: Changes to Permitted Development – Consultation Paper 2: Permitted Development Rights for Householders		

**Available to view or download at:**

<http://www.communities.gov.uk/publications/planningandbuilding>

**Contact for enquiries:** Shayne Coulson      **Telephone:** 020 7944 8716

**What is the problem under consideration?****Why is government intervention necessary?**

Permitted development rights for householders remove the need to apply for planning permission for relatively small-scale and uncontentious types of home improvement and alteration. The current permitted development rights needed review. As currently framed, they can prevent certain types of uncontentious development from proceeding whilst allowing other forms of development that can have a significant impact on others. In addition there has been a significant increase in the number of householder planning applications in recent years placing a significant burden on local planning authorities.

**What are the policy objectives and the intended effects?**

- to ensure the scope of permitted development is primarily determined by its impact on others
- to give householders greater freedom to extend their properties without needing them to apply for planning permission
- to reduce the burden on local planning authorities by removing unnecessary planning applications from the system

**What policy options have been considered?**

Please justify any preferred option.

Option 1: Do nothing

Option 2: Amend the existing volume-based permitted development regime with one that sets out a set of safeguards on size and siting of development to minimise the impact on others (as set out at Annex 1). By placing clear limits and conditions on development, others (particularly neighbours) will be protected from inappropriate development, householders will benefit from a generally more permissive regime and planning authorities will see a significant reduction in the number of routine planning applications.

**When will the policy be reviewed to establish the actual costs and benefits and the achievement of the desired effects?**

Within three years, although feedback from planning authorities and householders soon after the changes come into force should indicate whether the changes have been successful.

**Ministerial Sign-off** For final proposal/implementation stage Impact Assessments:

I have read the Impact Assessment and I am satisfied that (a) it represents a fair and reasonable view of the expected costs, benefits and impact of the policy, and (b) the benefits justify the costs.

Signed by the responsible Minister:



4 September 2008

..... Date: .....

## Summary: Analysis & Evidence

<b>Policy Option:</b> Householder Development	<b>Description:</b> Extending what householders can do to their home without the need to apply for planning permission.
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<b>COSTS</b>	<b>ANNUAL COSTS</b>	Description and scale of <b>key monetised costs</b> by 'main affected groups'	
	<b>One-off</b> (Transition) <b>Yrs</b>		
	£	Around 82,300 applications may be taken out of the system by extending permitted development. Of those, some will seek confirmation that the work is permitted by applying for a Lawful Development Certificate. If 50 per cent chose to do so the cost would be £18m. If 80 per cent did so the cost would be £29m.	
	<b>Average Annual Cost</b> (excluding one-off)		
	£18m to 29m		
Other <b>key non-monetised costs</b> by 'main affected groups'			

<b>BENEFITS</b>	<b>ANNUAL BENEFITS</b>	Description and scale of <b>key monetised benefits</b> by 'main affected groups'	
	<b>One-off</b> <b>Yrs</b>		
	£0	Approximately 25 per cent of planning applications could be taken out of the system by these changes. There were an estimated 328,000 householder applications in 2006/07 leading to a potential reduction of about 82,300. The saving in the planning fee and other associated costs is estimated to be £875 per application.	
	<b>Average Annual Benefit</b> (excluding one-off)		
	£72m		
Other <b>key non-monetised benefits</b> by 'main affected groups'			

## Key Assumptions/Sensitivities/Risks

The potential savings are largely dependent on the number of applications taken out of the system (assumed to be 25 per cent) and the resulting increase in the desire for lawful development certificates (assumed to be 50-80 per cent of the resulting number of reduced cases).

<b>Price Base Year 2008</b>	<b>Time Period Years 10</b>	<b>Net Benefit Range (NPV) £360m to 450m</b>	<b>NET BENEFIT (NPV Best estimate) £ 405m</b>
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What is the geographic coverage of the policy/option?	England			
On what date will the policy be implemented?	1 October 2008			
Which organisation(s) will enforce the policy?	Local Authorities			
What is the total annual cost of enforcement for these organisations?	£ None			
Does enforcement comply with Hampton principles?	Yes/No			
Will implementation go beyond minimum EU requirements?	Yes/No			
What is the value of the proposed offsetting measure per year?	£ n/a			
What is the value of changes in greenhouse gas emissions?	£ n/a			
Will the proposal have a significant impact on competition?	Yes/No			
Annual cost (£-£) per organisation (excluding one-off)	Micro	Small	Medium	Large
Are any of these organisations exempt?	No	No	N/A	N/A

**Impact on Admin Burdens Baseline** (2005 Prices) (Increase - Decrease)

Increase of £      Decrease of £ 63.8-71.6m      **Net Impact £ 63.8m-71.6m**

Key:	<b>Annual costs and benefits: Constant Prices</b>	<b>(Net) Present Value</b>
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## Evidence Base (for summary sheets)

### Background

Permitted development is development that can be undertaken without the need to apply for planning permission. This is because planning permission for certain types of generally small-scale and uncontentious development is set down nationally through provisions in the Town and Country Planning (General Permitted Development) Order 1995 (GPDO). This provides the freedom for householders to make improvements or alterations to their homes without the cost and delay of applying for planning permission. It also removes the need for local authorities to determine a large number of routine proposals.

### Rationale for Government Intervention

Part 1 of Schedule 2 to the GPDO sets out what householder developments benefit from a planning permission granted by that Order. However, the current provisions are viewed as being based on somewhat arbitrary volume allowances – preventing certain types of uncontentious development to proceed without an application for planning permission whilst allowing other forms of development that can have significant impacts on others. The current provisions are also difficult to interpret and give rise to frequent misunderstandings. A number of anomalies have also become apparent over the years.

The estimated number of householder planning applications submitted in England in 2006–07 has risen to 328,000 from 158,000 in 1995–6, an increase of over 100 per cent. Householder applications account for around one half of all planning applications. A considerable amount of time and resource is required by applicants and planning authorities in submitting and determining these applications.

A revision of the GPDO would deliver a more permissive regime than exists at present and remove the need to submit a planning application for many householders. It will also ensure that development which does have a significant impact on others will not be permitted development thus protecting neighbours and the wider community. It will also set out clearly what is and is not permitted – an existing source of frustration amongst local planning authorities as well as members of the public. It should also help to reduce disputes between neighbours.

## Consultation

A consultation paper<sup>1</sup> containing proposals to amend householder permitted development rights was issued on 21 May 2007. The consultation paper set out the Government's desire to proceed on the basis of an approach that principally uses the potential impact on others as the basis for what should be permitted development. The paper set out in detail the proposed limits and conditions that would apply to the various types of householder development. Documents containing an analysis of consultees' comments<sup>2</sup> and the Government's response to the consultation<sup>3</sup> were published on 30 November 2007.

A total of 459 responses were received to the consultation document from the following groups:

- Government bodies – 180 responses (39 per cent of the total)
- Environment and community groups – 102 (22 per cent)
- Members of the public – 97 (21 per cent)
- Businesses – 51 (11 per cent)
- Professional and academics – 29 (6 per cent)

In general, the notion of permitted development being determined by the potential impact on others was welcomed. However, there was significant comment on the detail of the limits and conditions that were proposed to minimise impact. Following consultation a number of changes to the consultation proposals have been made:

**Roof Extensions** – the consultation proposed a more restrictive approach for roof extensions by requiring that large dormers were set back at least one metre from the ridge, eaves and sides of the roof to reduce their visual impact on others. Although generally welcomed by planning authorities, serious concerns were raised by the loft industry because they argued the restrictions would, in effect, prevent loft conversions in many, particularly smaller, terraced properties since it would not allow a practical amount of living space or the provision of a staircase to the loft area. Given that loft conversions of this type are a very popular form of house extension that allow families to extend their home and thereby avoid the cost and effort of moving to a larger property, it was decided that the current volume allowances for roof extensions would be maintained (subject to them being set back at least 20cm from the eaves so as to avoid an entire rear roof being replaced).

<sup>1</sup> <http://www.communities.gov.uk/publications/planningandbuilding/changesdevelopmentconsultation>

<sup>2</sup> <http://www.communities.gov.uk/publications/planningandbuilding/developmentrights>

<sup>3</sup> <http://www.communities.gov.uk/publications/planningandbuilding/developmentrights>

**Rear Extensions** – the consultation proposed that the volume allowances for rear extensions should be replaced with limits on how far an extension could extend from the rear wall of the property. Responses from planning authorities showed there was concern that the proposed allowances were a little too generous and that they would allow larger extensions to be built under permitted development than would generally be allowed if planning permission were sought from the local authority. In addition, there was particular concern from a number of planning authorities and residents' groups that the new limits would have a particular impact in conservation areas where, despite being at the rear there may often be a significant visual impact on the wider area of large rear extensions. In the light of these concerns the limits have generally been reduced by one metre and extensions of more than one storey will not be permitted development in sensitive areas – conservation areas, areas of outstanding natural beauty, National Parks, the Broads and World Heritage Sites. The detailed limits are set out at Annex 1.

**Paving of Front Gardens** – the consultation paper proposed that householders should continue to be able to pave over their front gardens under permitted development. Responses to the consultation showed that there was a significant desire for greater control over this type of development to address concerns about water run-off, visual impact and loss of habitat. In the light of this and concerns that the floods of summer 2007 were in part the result of surface water run-off building up in paved areas, the permitted development will in the future be framed so that a surface installed to the front of the property should not, in itself, lead to surface water run-off. This issue is dealt with in a separate Impact Assessment and therefore does not figure in any of the analysis of costs and benefits below.

**Roof Alterations** – The consultation exercise on householder permitted development proposed that for roof alterations, for example, some roof replacements and the installation of "Velux" windows, permitted development rights should be subject to any alteration not projecting more than 150mm above the roof slope. In addition, alterations would not be permitted development on the roof of a principal or side elevation on article 1(5) land.

There was less comment on this aspect of the consultation than for extensions, but the proposed approach was welcomed by the majority of those that responded. However, the existing rights for roof alterations (other than for solar panels) are only restricted in terms of there not being "a material alteration to the shape" of the roof. Given that we are not aware of there being any significant adverse impact of this approach (in sensitive areas) and the fact that we are seeking to create a generally more permissive regime, we now propose that roof alterations should continue to be permitted development on the principal and side elevations in these areas.

In order to ensure consistency across different Parts of the GPDO, this Order therefore also includes an amendment to Part 40 which removes the restriction on solar panels on the roof of a principal elevation in a conservation area or World Heritage Site (they are already permitted development on other article 1(5) land).

English Heritage's publication, *Heritage Counts 2007*, states that they are aware of 9,374 conservation areas in England. No figures exist for what this amounts to in terms of the number of households in conservation areas. If an average conservation area was made up of 200 households this would amount to 1,874,800 households. There are approximately 20.8 million households in England<sup>4</sup> and therefore around 9 per cent of households might live in conservation areas. Given that the siting of solar panels is dependent largely on the orientation of the property, perhaps only around half of these properties might benefit from this relaxation. Given the savings on the permitted development right changes introduced in April this year showed relative modest overall savings<sup>5</sup>, compared to the savings for householder changes more generally, this Impact Assessment does not go into the detail contained in that earlier one. However, in the light of the above, the costs and benefits of this small change might be in the region of around 4.5 per cent of those indicated in the earlier assessment.

**Chimneys, Flues and Soil and Vent Pipes** – The Order inserts a new Class into the GPDO to make their installation, alteration or replacement permitted development subject to them being less than 1m above the highest part of the roof. In addition, they will not be permitted development on a principal or side elevation on article 1(5) land. This is a technical change to ensure that minor types of development do not require an application for planning permission simply because they project slightly above a ridge. It is also sensible given that it may be necessary for them to be installed in this way to comply with the requirements in the Building Regulations.

## Sectors and groups affected

The sectors most likely to be affected by the proposal are:

- householders who ultimately pay for and benefit from improvements and alterations to their own homes and who may be affected by works to properties in their neighbourhood
- local planning authorities that have to advise householders and businesses on permitted development rights, determine applications for planning permission and lawful development certificates and consider enforcement action where development is in breach of a planning permission
- businesses that carry out the building work and often act as agents for the householder when seeking planning permission

## Options

### Option 1: Do Nothing

Do not change the GPDO: the current rules governing householder development would continue to apply.

<sup>4</sup> *Housing in England 2005/06: A report principally from the 2005/06 Survey of English Housing* is available at <http://www.communities.gov.uk/publications/housing/Surveyenglishhousing>

<sup>5</sup> *Changes to Permitted Development Rights for Householder Microgeneration – Impact assessment* is available at <http://www.communities.gov.uk/publications/planningandbuilding/microgenerationia>

## **Option 2:** Amendment of the GPDO on the Basis of Impact

This is a fundamental revision of the GPDO that largely replaces the current volume-based limits on extensions with clear limits on size and siting so as to minimise the impact on others. In addition, conditions will also be placed on permitted development rights to ensure that development is carried out in a way that minimises impact on others, for example, by requiring that materials used on an extension are similar in appearance to that of the existing property.

The new rules will increase the amount of work that can be done without having to apply for planning permission by allowing certain types of uncontentious development to proceed. For example, previously if a home had already been extended in one way, say at roof level, an application would be required for a subsequent ground-floor extension as the earlier development would have used up most or whole of the allowance. The new regime will provide separate permitted development rights for these two types of extension.

The new rules will not allow everything to proceed where it previously could have done because there will be clear limits and conditions as to what is permitted development. These will not though prevent people building an extension or an outbuilding; they will simply ensure that they are built in a way that does not impact significantly on others.

## **Costs and benefits**

### **Option 1:** Do Nothing

There are no additional economic benefits or costs, although resources will continue to be used in processing applications that have little impact.

### **Option 2:** Amendment of the GPDO on the Basis of Impact

#### ***Costs and savings for householder applicants***

The principal cost saving for applicants is through removing the need to apply for planning permission for certain types of development that were previously not permitted development. Work undertaken by White Young Green on the proposals for the Partial Regulatory Impact Assessment that accompanied the consultation exercise indicated that there would be a reduction in the number of applications of around 26-27 per cent nationally.

As explained above in the section dealing with consultation, a number of changes have been made to the proposals following that exercise. In the light of these changes, White Young Green have undertaken further work<sup>6</sup> to look at potential savings. The work, based on a sample of planning applications from five local authorities, showed that of those applications examined, around a quarter would not have needed to have been submitted under the new regime. This is based on looking at a random sample of 199 applications from the five authorities. This showed that of those applications, under the new regime 50 of them would have fallen within permitted development thereby avoiding the need to seek the specific approval of the planning authority.

<sup>6</sup> White, Young, Greens *Householder Development Consents Review – Estimates of Savings*

On the basis of the figure above, it is possible to estimate the number of planning applications that might be taken out of the planning system under these changes. The development control statistics only break down the type of development in terms of decisions made (which is lower than applications submitted). However, we do know that there were a total of 647,000 applications submitted in 2006–07 and that 50.7 per cent of decisions were on householder development. Given that we can estimate that there were approximately 328,000 householder applications and therefore around 82,300 applications might be removed from the system. The results of this work also did not show substantial differences between savings for the main, different types of development with estimated savings of around 24 per cent for rear and side extensions, 33 per cent for roof extensions and 27 per cent for outbuildings.

In practice, there may be even slightly higher savings than indicated if, as seems likely, people would be willing to tailor their proposals slightly to fall within the permitted development right limits. However, accurate estimates of the savings will only be possible when we have actual development control figures from planning authorities in future years.

The cost savings indicated below will also be limited by two main factors. First, much of the administrative work required in the preparation of an application will be required to develop plans for builders and building regulations. Second, there may be an increase in the number of requests for lawful development certificates so householders can justify the work undertaken when they come to sell the property.

The following tables estimate the annual net saving to householder applicants. The fees for both an application for planning permission and a lawful development certificate are set through secondary legislation (The Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989).

<b>Reduced number of applications (a)</b>	<b>Admin cost (per development) (b)</b>	<b>Fee (per development) (c)</b>	<b>Approximate total saved (a x (b+c))</b>
82,300	£725 <sup>7</sup>	£150	£72m

<b>Increase in Lawful Development Certificates (a)</b>	<b>Admin. cost (per certificate) (b)</b>	<b>Fee (per development) (c)</b>	<b>Approximate total cost (a x (b+c))</b>
41,150 (50 per cent)	£362 <sup>8</sup>	£75	£18m
65,840 (80 per cent)	£362	£75	£28.8m

<sup>7</sup> Based on the PwC Administrative Burdens Measurement Project. The transaction cost of a minor application was calculated as £1450. It was assumed that a householder consent would cost half of this, or £725

<sup>8</sup> The administrative cost of applying for a lawful development certificate is estimated to be half of the administrative cost of applying for planning permission.

No statistics are collected on how many applications for lawful development statistics are made to local authorities. Even if such figures existed it would not necessarily give any better indication as to what proportion of work carried out under permitted development leads to such an application as no information exists on the amount of development undertaken using these rights. The above scenarios, therefore, are to give an indication of the impact on final savings as a result of different levels of application. Whilst we believe many householders will seek the reassurance of a lawful development certificate to prove that what they have done/intend to do has planning permission (particularly as it may reduce any doubt when it comes to selling their home), others will rely on assurances from the builders or architects they employ or simply not see the need for a lawful development certificate if the work is clearly permitted development.

<b>Scenario</b>	<b>Approximate net saving</b>
50 per cent of applicants who no longer require planning permission apply for a lawful development certificate	£54m
80 per cent of applicants who no longer require planning permission apply for a lawful development certificate	£43.2m

Work undertaken for the then Office of the Deputy Prime Minister by MORI<sup>9</sup> indicates that 78 per cent of householder applications are submitted by an agent acting on behalf of the householder. Based on this figure, it could be argued that a saving of £33.7 – £42.1m would accrue to businesses and the balance (of £9.5 – £11.9m) to homeowners.

In addition, this option offers greater certainty provided by permission already being in place and the ability to deliver development more speedily. Potentially, householders will be more willing to carry out extensions knowing that an application for planning permission is less likely to be required and businesses will know that they can proceed with work without the uncertainty and delay potentially caused by the need to apply for planning permission.

For the purposes of calculating the reduction in the administrative burden on business of these changes as well as the £725 planning transaction cost a further £547 per application saved has also been included to cover the cost of the ownership certificate required to accompany an application for planning permission. This burden does not form part of the main calculation of benefits to business in this Impact Assessment due to uncertainty over how it has been arrived at. However, it is appropriate to include in the assessment of the impact on the administrative burden baseline as it was included in the original assessment of administrative burdens. On that basis the administrative burden reduction on business would be approximately £35.1m higher than the savings indicated above, that is, between £68.8 and £77.2m.

<sup>9</sup> *Householder Development Consents Review – Survey of Applicants and Neighbours*

### ***Costs and savings for local planning authorities***

The fees charged by local authorities to process householder applications and lawful development certificates cover the average costs of providing the service. We would expect any change in the cost of these services to be covered by the related change in fee income. However, the planning applications to be taken out of the system may be the simplest cases, not the average. Potentially, therefore, it could be argued that there may be a small, additional burden on local authorities although this is difficult to estimate and would likely to be offset in the medium to long-term by a reduction in the amount of time spent on advice and enforcement given that the new rules should be generally clearer to interpret and impact less on others (particularly neighbours).

The overall decrease in workload though will free up staff resource for other planning matters, and in a context of staff recruitment difficulty (particularly in Greater London) the value of freeing up of staff time should not be underestimated.

Based on a reduction of 82,300 applications and assuming a cost per employee of £30,000 it is possible to provide an approximate estimate of the possible saving in terms of staff time of this proposal.

Assuming a working year of 220 days the cost of an employee's working day is £136 – similar to the fee received for a householder application. This means, therefore, that there could be a very approximate annual saving of 82,300 working days (or 374 person years) in relation to the handling of householder planning applications.

However, as recognised above, this saving will be offset somewhat by an increase in requests for lawful development certificates. Assuming that such a request would be dealt with in half the time required for assessing an application for planning permission, a 50 per cent take-up of a request for a certificate amounts to 93.5 working years in terms of processing time and an 80 per cent take-up 149.6 years. This amounts to net savings of 224.4 to 280.5 working years respectively across England.

### ***Environmental impacts***

The proposed general change has no additional environmental costs, and by adopting an impact approach a wider environmental benefit could accrue to those previously affected by development that had a significant adverse impact on them.

### **Implementation**

These changes are introduced by the Town and Country Planning (General Permitted Development)(Amendment)(No.2)(England) Order 2008 which will apply from 1 October 2008.

## **Enforcement, sanctions and monitoring**

It is anticipated that the current regime of enforcement, sanctions and monitoring of development by local planning authorities will be maintained and not need alteration in the light of these changes.

The Government will monitor how the changes have impacted on the number of applications through monitoring of the development control statistics collected from all local planning authorities. Reaction to how the changes have worked in practice and any particular areas of concern or uncertainty are likely to become quickly apparent through representations made to the department by local authorities, householders and business.

## Specific Impact Tests: Checklist

Use the table below to demonstrate how broadly you have considered the potential impacts of your policy options.

**Ensure that the results of any tests that impact on the cost-benefit analysis are contained within the main evidence base; other results may be annexed.**

Type of testing undertaken	Results in Evidence Base?	Results annexed?
Competition Assessment	No	Yes
Small Firms Impact Test	Yes	Yes
Legal Aid	No	Yes
Sustainable Development	Yes	Yes
Carbon Assessment	Yes	Yes
Other Environment	No	Yes
Health Impact Assessment	No	Yes
Race Equality	Yes	Yes
Disability Equality	No	Yes
Gender Equality	No	Yes
Human Rights	No	Yes
Rural Proofing	No	Yes

## Annexes

### ANNEX A

#### A SUMMARY OF THE LIMITS AND CONDITIONS

##### **Class A – Extensions & Improvements**

Permitted development subject to the following limits and conditions:

- No extension forward of the principal elevation or side elevation fronting a highway.
- No extension to be higher than the highest part of the roof.
- Maximum depth of a single-storey rear extension of three metres for an attached house and four metres for a detached house.
- Maximum depth of a rear extension of more than one storey of three metres including ground floor.
- On article 1(5) land no permitted development for rear extensions of more than one storey.
- Maximum eaves height of extension three metres within two metres of boundary.
- Maximum eaves and ridge height of extension no higher than existing house.
- Side extensions to be single-storey with maximum height of four metres and width no more than half that of the original house.
- Two-storey extensions no closer than seven metres to rear boundary.
- Roof pitch of extensions higher than one storey to match existing house.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- On article 1(5) land no cladding of the exterior.
- On article 1(5) land no side extensions.

### **Class B – Roof Extensions**

Permitted development subject to the following limits and conditions:

- A volume allowance of 40 cubic metres for terraced houses.
- A volume allowance of 50 cubic metres for detached and semi-detached houses.
- No extension beyond the plane of the existing roof slope facing onto and visible from the highway.
- No extension to be higher than the highest part of the roof.
- Materials to be similar in appearance to the existing house.
- No verandas, balconies or raised platforms.
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.
- Roof extensions not to be permitted development in designated areas.
- Extensions to be set back, as far as practicable, at least 20cm from the eaves.

### **Class C – Roof Alterations**

Permitted development subject to the following limits and conditions:

- Any alteration to project no more than 150 millimetres from the existing roof plane.
- No alteration to be higher than the highest part of the roof.
- Side-facing windows to be obscure-glazed; any opening to be 1.7m above the floor.

### **Class D – Porches**

No change to existing permitted development.

### **Class E – Outbuildings, Enclosures, Swimming Pools and Oil and Gas Containers**

Permitted development subject to the following limits and conditions:

- No building, enclosure, pool or container forward of the principal elevation fronting a highway.

- Buildings to be single-storey with maximum eaves height of 2.5 metres and maximum overall height of four metres with a dual pitched roof or three metres for any other roof.
- Maximum height 2.5 metres within two metres of a boundary.
- No verandas, balconies or raised platforms.
- Maximum 50 per cent coverage of garden.
- In National Parks, the Broads, Areas of Outstanding Natural Beauty and World Heritage Sites the maximum area to be covered by buildings, enclosures, containers or pools more than 20 metres from house to be limited to 10 metres<sup>2</sup>.
- On article 1(5) land, buildings, enclosures, containers or pools at the side of properties will require planning permission.
- Within the curtilage of listed buildings any outbuilding will require planning permission.

### **Class F – Hard Surfaces**

Permitted Development subject to:

- Any surface installed in the front garden of more than 5m<sup>2</sup> to be either porous or to run-off to a porous or permeable surface.

### **Class G – Chimneys, Flues and Soil and Vent Pipes**

Permitted Development subject to:

- The height being less than 1m above the highest part of the roof.
- On article 1(5) land no installation on the principal or a side elevation that fronts a highway.

### **Class H - Microwave Antenna**

No change to existing permitted development.

### **Part 40, Class G**

Solar panels to become permitted development on a principal or side elevation visible from a highway in conservation areas and World Heritage Sites.

## ANNEX B

### **SPECIFIC IMPACT TESTS**

#### ***Competition assessment***

The proposals have no foreseeable effect on competition.

#### ***Small Firms' Impact Test***

Reform of householder permitted development rights removes a significant regulatory burden from the many small businesses, for example, architects and builders, who design and build domestic extensions and provide professional advice for householders. On the debit side a simplification of the rules could lead to a reduction in those seeking specialist help in order to be able to deliver their work, for example, in preparing plans and drawings for a planning application. However, this is likely to be compensated for by an increase in householders carrying out extensions as a direct result of the regulations being simplified.

#### ***Legal aid***

There is not likely to be any impact on legal aid.

#### ***Sustainable development***

There is generally no foreseeable impact on the wider householder changes.

The more permissive change in relation to solar panels will have a marginal positive impact in helping meet our future energy needs in a sustainable way.

#### ***Other environment***

The impact-based approach to permitted development should ensure that future householder permitted development better considers the wider impact, particularly visual, on the immediate and wider environment.

#### ***Carbon assessment***

There is generally no impact on the wider householder changes.

The more permissive change in relation to solar panels will have a marginal positive impact in reducing carbon emissions.

#### ***Health impact assessment***

There is no foreseeable impact on health.

#### ***Race equality assessment***

As required by the Race Relations (Amendment) Act 2000 we have also examined whether any groups or communities (eg ethnic minority groups) would be affected differentially. We believe that they would not.

#### ***Disability equality***

There is no foreseeable impact.

***Gender equality***

There is no foreseeable impact.

***Human rights***

There is no foreseeable impact.

***Rural proofing***

There is no foreseeable impact.

ISBN: 978 1 4098 0662 2

ISBN 978-1-4098-0662-2



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