

## **Permitted Development**

Certain types of development which are considered to be sufficiently minor that they can be carried out without the need to submit a planning application. The Town and Country Planning (General Permitted Development) (England) Order 2015 (the GPDO) grants rights for over 40 specified classes of development, subject to limitations and conditions, which are known as Permitted Development Rights or “PD” Rights. This includes development such as:

- Development within the curtilage of a dwellinghouse
- Temporary buildings and uses
- Agricultural development
- Ancillary mineral development and exploration
- Changes of use between certain classes of development in the Use Classes Order (usually one way change only)

## **Prior Notification**

Before some PD rights apply, there is a prior notification process whereby those developments are subject to more detailed control regarding siting and design, for example, some forms of agricultural building development and demolition of dwellings. This gives the Authority some limited control over details and matters such as flood risk, highways and contamination, but not the principle of the development.

## **Removal of Permitted Development Rights**

PD rights can be removed altogether by the LPA where it is deemed necessary. This can be done by a condition when granting a planning permission.

## **Exceptions**

There are several types of PD which do not apply in National Parks, for example the conversion of agricultural buildings into dwellings.

In addition, development which would require an Environmental Impact Assessment does not benefit from PD.

## **Listed Buildings**

Listed building consent is needed for all works of demolition, alteration or extension to a listed building that affect its character as a building or special architectural or historic interest. It is a criminal offence to do works to a listed building without consent.

This means that some works don't need full planning permission but they do need listed building consent. For example, some small extensions to listed houses don't need planning permission but do need Listed Building Consent.



Listed Buildings also have more limited permitted development rights than other properties. This means that some types of works that are permitted development on non-listed buildings are not permitted development on listed buildings.

For example, the construction of any type of outbuilding, such as a garage, within the curtilage of a listed house will always require planning permission.

Many non-domestic buildings also have more limited permitted development rights if they are listed. For example, extensions or alterations to a school or hospital that would normally be permitted development need planning permission if the school or hospital is listed.