TRAVIS PERKINS

POLICY SUMMARY

Updating permitted development rights for agricultural conversions

POLICY General Permitted Development (England) (Amendment) Order 2018

ISSUED BY Ministry of Housing, Communities and Local Government

ISSUE DATE 6 April 2018

Background In recent years, the Ministry of Housing, Communities and Local Government has implemented a series of changes to the permitted development regime with the stated aim of increasing the supply of new homes in order to address the housing crisis.

The purpose of this new order is to further amend the permitted development rights regime to allow for the conversion of agricultural and storage buildings to residential use. Bringing forward the amendments, housing minister Dominic Rabb argued that they would give rural communities "more options to convert agricultural buildings into family homes to better meet local housing needs".

Key points As a result of the amendment, existing permitted development rights to convert agricultural buildings to homes, set out in the class Q permitted development right, have been changed. Under the old right, applicants could convert agricultural buildings on a single farm into a maximum of three homes with a combined floorspace of no more than 450 square metres.

Under the new right, introduced via a statutory instrument that came into force on 6 April, conversions of almost twice that size are possible. The new rules will allow an applicant to convert the same buildings to up to three larger homes, with a combined floorspace of no more than 465 square metres,



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Barn conversions: more options

or up to five smaller homes, none of which can be larger than 100 square metres, with a combined floorspace of no more than 465 square metres.

Alternatively, an applicant could convert the same buildings into a mix of smaller and larger homes, with up to a maximum of five homes in total, of which up to three can be larger homes (with a maximum combined floorspace of 465 square metres) and up to four can be smaller homes (each with a maximum floorspace of 100 square metres).

In addition to changes to the conversion of agricultural buildings, the amended order also extends the time limit to exercise permitted development rights under class P, which allows for the change of use of storage and distribution units. Property owners now have until 10 June 2019 to exercise their rights. Hence the new rules could allow the development of 865 square metres of housing, when previously an applicant could develop no more than 450 square metres of housing.

As was previously the case, the permitted development rights for storage and distribution only apply to buildings with a floorspace of up to 500 square metres.

SPECIAL REPORT
For details of *Planning*'s data report with analysis of planning authorities' and inspectors' track records of decision-making in Class Q applications, visit planningresource.co.uk/barns-data-report

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Analysis of the Determinants of House Prices Changes
Issued by: Ministry of Housing, Communities and Local Government
Issue date: 13 April 2018.

Transport Infrastructure for Our Global Future: A Study of England's Port Connectivity
Issued by: Department for Transport
Issue date: 24 April 2018.

UK House Price Index for February 2018
Issued by: HM Land Registry
Issue date: 18 April 2018.

Planning Performance Statistics: Third Quarter 2017-18
Issued by: Scottish Government.
Issue date: 24 April 2018.

Guidance on Engaging Communities in Decisions Relating to Land
Issued by: Scottish Government
Issue date: 24 April 2018.

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