

Permitted Development Updates

Fast-tracked approval for building upwards

[The Town and Country Planning \(Permitted Development and Miscellaneous Amendments\) \(England\) \(Coronavirus\) Regulations 2020 \(S.I., 2020, No. 632\)](#)

[Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) \(No. 2\) Order 2020 \(S.I., 2020, No. 755\)](#)

The following new provisions are subject to the Prior Approval application process regarding the external appearance of the building/additional floors, adequate provision of natural light in habitable rooms, and the impact on the amenity of the existing building and neighbouring buildings including overlooking, privacy and the loss of light:

The building of an extra two storeys on top of freestanding blocks of flats (of at least 3 storeys) without other services below, up to a maximum of 30 metres. This does not apply if the building was constructed before 1948, or after 2018

An extra two storeys on top of existing 2-storey terraced, semi-detached or detached homes, either to create new homes or as an extension to existing homes up to a maximum of 18 metres and no more than 3.5 metres above the highest part of the terrace or the adjoined semi;

One extra storey on top of bungalows and other single-storey homes.

An extra two storeys on top of 2-storey buildings in a terrace in commercial uses (e.g. shops, financial and professional services, restaurants and cafes, offices), and in mixed-use with residential, up to a maximum of 18 metres and no more than 3.5 metres above the highest part of the terrace;

One extra storey on top of single-storey buildings in a terrace in commercial uses and in mixed-use with residential.

An extra 2 storeys on freestanding buildings in commercial uses (of at least 3 storeys) and in mixed use with residential, up to a maximum height of 30 metres

Came into effect from 1 August for freestanding blocks of flats, and from 31 August 2020 for the other rights

Fast-track planning for brownfield regeneration

[Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) \(No. 3\) Order 2020 \(S.I., 2020, No. 756\)](#)

Owners of vacant and redundant freestanding buildings of a footprint of up to 1000 square metres will be able to fast-track the planning process for demolishing and rebuilding them as new residential developments within the footprint of the original building, up to a maximum height of 18 metres, including up to 2 storeys higher than the former building. The new development could be a block of flats or a single new family home. This is subject to Prior Approval application process

Came into effect 31/8/2020

Flexible use on the high street

[The Town and Country Planning \(Use Classes\) \(Amendment\) \(England\) Regulations 2020 \(SI 2020 No.757\)](#)

Before now, property holders would generally need to seek full planning permission or make use of permitted development rights to change the use of their premises, e.g. from a shop into a restaurant, or a restaurant into an office.

The new rights are simplifying this into a streamlined system, so that:

- Buildings can convert between commercial, business and service uses – shops, restaurants, services (like banks), gyms, offices, research facilities – and into a mix of such uses – without needing planning permission
- There will be protections for learning uses, such as schools, libraries, art galleries etc, which will be able to change between these functions without planning permission, but will always need planning permission to convert to another use
- There will be protections for community uses, such as small isolated shops, community halls, outdoor sports areas etc will be able to change between these functions without planning permission, but will always need planning permission to convert to another use

Came into effect from 1 September 2020.