
Report of Chief Planning Officer

Report to Joint Plans Panel

Date: 14 July 2016

Subject: Permitted development rights for householders- technical guidance

Are specific electoral Wards affected? If relevant, name(s) of Ward(s):	☐ Yes	☐ No
Are there implications for equality and diversity and cohesion and integration?	☐ Yes	☐ No
Is the decision eligible for Call-In?	☐ Yes	☐ No
Does the report contain confidential or exempt information? If relevant, Access to Information Procedure Rule number: Appendix number:	☐ Yes	☐ No

Summary of main issues

1. New guidance aimed at householders has been produced by the Government, which is intended to help home owners to understand more about the detailed rules on permitted development and the terms used in those rules.
2. The guidance covers all classifications of development, such as extensions, conversions, additional buildings, external alterations, hard landscaping/surfaces, etc.
3. This report brings the guidance to members attention, as a valuable source of information.

Recommendations

4. Members are recommended to note the report.

1 Purpose of this report

- 1.1 This report is to alert members to the new technical guidance on permitted development rights for householders which was published in April 2016.

2 Background information

- 2.1 Permitted development rights are rights to carry out development to land on the basis that planning permission is deemed to have been granted, thereby avoiding the need to make a planning application to the Local Authority prior to commencing work. The Government over the last few years has changed the permitted development rules on a number of types of developments, including householder developments. The rules relating to householder extensions can be particularly complex for customers to understand.
- 2.2 The DCLG has now published 50 pages of technical guidance on permitted development rights for householders.

3 Main issues

- 3.1 In April 2016, DCLG published guidance *Permitted Development Rights for Householders- Technical Guidance*. There are no changes introduced to the rights as described in Planning Practice Guidance, but the document sets out many diagrammatic examples and whether or not they fall within one of the classes of permitted development and make the examples (and the underlying rights) easier to understand.
- 3.2 In particular, it provides more details on the limits (for example on size) and the conditions that will need to be complied with if development is to take place without the need for an application.
- 3.3 The DCLG says the guidance is designed to be used by anyone who wants to understand more about the detailed rules on permitted development, and it could work as a handy reference for design consultants and well as house holders.
- 3.4 The guidance covers in detail Classes A-E of Part 1 of the rules, covering common development projects such as extensions, loft conversions, alterations to a roof, porches, and buildings on land surrounding the house.
- 3.5 The planning pages on the Leeds City Council website are undergoing a review and this document will be a useful link on the planning pages in the *do I need planning permissions* section, better enabling customers to self-serve, should they wish to.
- 3.6 The guide is attached for information.

4 Corporate Considerations

4.1 Consultation and Engagement

- 4.1.1 This report is presented for information

4.2 Equality and Diversity / Cohesion and Integration

- 4.2.1 There are no Equality and Diversity / Cohesion and Integration issues.

4.3 Council policies and City Priorities

- 4.3.1 The effective and expedient determination of planning applications contributes to the overall prosperity of the City and plays a key part in the regeneration and growth agenda.

4.4 Resources and value for money

- 4.4.1 The new technical guidance will be signposted on the Leeds City Council website, enabling members of the public to self-serve more easily.

4.5 Legal Implications, Access to Information and Call In

- 4.5.1 No identified issues.

4.6 Risk Management

- 4.6.1 There are no risks identified in this report.

5 Conclusions

- 5.1 The new technical guidance has been produced to help homeowners understand how they can exercise their rights to carry out development, while protecting the interests of their neighbours and the wider environment. It is designed to be used by anyone who wants to understand more about the detailed rules on householder permitted development and the terms used in those rules.

6 Recommendations

- 6.1 Members are recommended to note the report.

7 Background documents¹

- 7.1

¹ The background documents listed in this section are available for inspection on request for a period of four years following the date of the relevant meeting. Accordingly this list does not include documents containing exempt or confidential information, or any published works. Requests to inspect any background documents should be submitted to the report author.