

Permitted Development and Dealing with Prior Approval Notifications

A Professional Workshop for Planning and Enforcement Staff

09.15	Registration, Tea and Coffee
09.30	<p>GETTING THE BASICS RIGHT IS ESSENTIAL – DEFINING DEVELOPMENT</p> <ul style="list-style-type: none"> • building operations • engineering operations • What are “other” operations? • Statutory inclusions and exclusions • How do you decide if “it” is development, e.g. Field shelters?
	<p>TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 (AS AMENDED)</p> <ul style="list-style-type: none"> • definition of important “terms” • how PD works • Article 4 Directions/Development Orders • time extensions • Protected land (schedule 1)
10.45	Mid-Morning Break
11.00	<p>OVERVIEW OF SCHEDULE 2 CLASSES – DEEMED PLANNING PERMISSIONS</p> <p>Key concepts/issues for Part 1 including:</p> <ul style="list-style-type: none"> • Curtilage • “principal” elevation • original building <p>Householder Classes A-E including:</p> <ul style="list-style-type: none"> • alterations to the house, rear and side extensions • works to roofs • porches • “incidental” curtilage buildings and annexes <p>Part 2 Minor operations</p> <ul style="list-style-type: none"> • means of enclosure and height restrictions • “Adjacent” to a highway? • means of access
12.30	Lunch
13.30	<p>Part 4 Temporary Uses</p> <ul style="list-style-type: none"> • understanding what is meant by “temporary” • “temporary” buildings and structures • “temporary” use of land <p>Prior Approval Notification – overview</p> <ul style="list-style-type: none"> • the principle • validation and statutory consultation/publicity requirements • determination criteria • decisions options, conditions, date of decision • “life” of an approval

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	<p><i>The unique Householder Prior Approval Notification procedure</i></p> <ul style="list-style-type: none"> • validation, first considerations and neighbour notifications • What “impact” can be taken into account if there is an “objection” • Should amended plans be invited? • decision options, imposition of conditions, appeal rights <p><i>Change of Use and Prior Approval Notifications</i></p> <ul style="list-style-type: none"> • validation, statutory consultation and publicity requirements • issues with Classes M, O and Q changes of use to C3 use • any other concerns about Classes in Part 3 <p><i>Part 6 Agricultural Prior Approval Notification</i></p> <ul style="list-style-type: none"> • Is it agriculture and requisite? • this prior approval notification procedure • impacts that can be considered • decision/timescale and statutory conditions
<p>14.30</p>	<p>Mid-Afternoon Break</p>
<p>14.45</p>	<p><i>Parts 11 and 16 Prior Approval Notifications</i></p> <ul style="list-style-type: none"> • demolition of buildings, walls and relevant demolition • “Telecoms” <p><i>Some comments about developments under Part 8— non-domestic PD:</i></p> <ul style="list-style-type: none"> • Offices • Shops • Industrial and warehouse developments, extensions, alterations etc. <p><i>Dealing with PD enquiries and the use of Certificates of Proposed Lawful Development</i></p> <p><i>Any remaining PD issues/questions</i></p>
<p>16.15</p>	<p>End of Workshop</p>