



NEW PERMITTED DEVELOPMENT RIGHTS - OFFICES TO RESIDENTIAL DWELLINGS (CLASS O)

On the 30th May 2013 new permitted development provisions were introduced allowing a change of use from B1(a) (offices) to C3 (dwelling houses) without the need for planning permission.

Under the Town and Country Planning (General Permitted Development) (England) Order 2015 this right is known as Class O (formally Class J)

For these permitted development rights to apply, certain criteria needs to be met:-

- The subject building must have been used for a use falling within Class B1(a) (offices) on 29th May 2013 or, if not in use, its last use must have been B1(a) (offices).
- The building must not be:-
 - i. a listed building or a scheduled monument;
 - ii. form part of a safety hazard area;
 - iii. form part of a military explosives storage area; or
 - iv. be in an area which has been deemed exempt from these permitted development rights within the 2013 order i.e. Article 2 (5)land.



Development is only permitted subject to applying to the Local Planning Authority (LPA) prior to commencement with details of the proposal to determine whether the 'Prior Approval' of the LPA is required. The LPA will assess the proposal in terms of any impact on transport and highways, contamination and flood risks on site. A fee will be due.

Subject to the above, if prior approval is not required or the LPA exceed the 56 day time

limit to make a decision, development can commence provided the use of the building for C3 purposes begins before 30th May 2016.

The owner needs to bear in mind that although the use can be changed under these permitted development rights, any physical changes which would alter the appearance of the building are not and therefore a planning application would be required.

(Please note the above is only a brief summary and landowners are advised to research what applies in their circumstances)



For more information visit our website www.acorus.co.uk or contact your local Acorus office.

PLANNING CONSULTANCY • ARCHITECTURAL SERVICES • PROJECT MANAGEMENT • PROPERTY SALES

MIDLANDS & WALES

Pendeford House
Pendeford Business Park
Wobaston Road
Wolverhampton
WV9 5AP
T: 01902 625 024

EAST & SOUTH EAST

Old Market Office
10 Risbygate Street
Bury St Edmunds
Suffolk
IP33 3AA
T: 01284 753 271

SOUTH WEST

Addlepool Business Centre
Woodbury Road
Clyst St George
Exeter, Devon
EX3 0NR
T: 01392 873 900

NORTH

T: 01524 793 900

SCOTLAND

T: 0845 65 88 907