

Changes to Planning Legislation

On the 30th May the Government's plans for extended permitted development rights for householders came into legal effect. The new legislation allows for single storey rear extensions to be built up to 6m long for attached houses (i.e. terraced or semi-detached) or 8m long if a detached house. The legislation applies for 3 years from 30 May 2013 to 30 May 2016 but does not apply to houses in Areas of Outstanding Natural Beauty (AONBs), Sites of Special Scientific Interest (SSSIs) or Conservation Areas. The key point is that only the owners or occupiers of adjoining premises can comment.

The legislation does not allow for Local Planning Authorities to take into account the views of a Parish Council, unless of course the Parish Council owns or occupies any adjoining premises.

The local authority has to consult the adjoining premises, with a consultation period of 21 days. Where no objection from adjoining premises is received then the Local Planning Authority cannot require or refuse prior approval. Where any owner or occupier of any adjoining premises objects to the proposed development then the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.