



HYTHE AND DIBDEN PARISH COUNCIL

The Grove, 25 St. John's Street, Hythe, Hampshire SO45 6BZ

Serving the communities of Dibden, Dibden Purlieu and Hythe

DAVID SHIMPE Clerk to the Council

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To: Members of the Council

Mr J Binns

Mr R. Guy

Mr G Parkes

Mr M Short

Chairman

Vice Chairman

Mrs B Smith

Mr D Smith

Mr A Wade

MR M Wade

ex officio

AGPLN422

4 July 2013

Members of the Planning Committee

are hereby summoned to attend the Planning Committee meeting to be held in The Grove, St. John's Street, Hythe on Wednesday next, 10 July 2013, commencing at 6.45pm.

Yours faithfully

Clerk to the Council

AGENDA

1. Apologies for absence.
2. To note any declarations of interest made by Members in connection with an Agenda item. The nature of the interest must also be specified.
3. Public Participation Period.
4. Notification of any other urgent business to be raised at the end of the meeting.
5. To sign the Minutes of the meeting held on 12 June 2013.
6. Planning lists: -
 - a) New Forest District Council received up to 3 July 2013.
 - b) National Park received up to 3 July 2013.
7. Planning Permitted Development Changes June 2013.
8. Any Other Business.



HYTHE AND DIBDEN PARISH COUNCIL

PLANNING COMMITTEE

AGENDA NOTES FOR 10 JULY 2013

Item 7 Planning Permitted Development changes June 2013

The attached documents have been received from New Forest District Council.

As a result of the changes some types of Householder Building applications can only be determined by District Council Planning Officers in consultation with their Planning and Development Control Committee's Chairman or Vice Chairman. Local District Council Ward Members can also have an input into the decision making process. The changes reduce the time that prior approval applications have to be considered. The changes also apply to change of use. In both cases the permitted development changes are until 2016.

This Council's Planning Committee meets once a month, however on a limited number of occasions some prior approval applications may not be able to be considered by the Committee because of the reduction in the consultation period time.

As a way forward and to allow this Council to comment on these type of applications it is proposed that delegated power is given to the Clerk to the Council in consultation with the Chairman and Vice Chairman of the Planning Committee and the appropriate New Forest District Council Ward Member.

Member's views are requested.

agzpln422

PARISH APPLICATIONS FOR: HYTHE AND DIBDEN - 6 JUNE - 3 JULY 2013

- 1 App No: 13/10549** Full Planning Permission
Applicant(s): Mr Moore
Agent: In House Design
Proposal: Front & rear dormers
Site: 10A HIGH STREET, HYTHE SO45 6AH
Comment;
- 2 App No: 13/10606** Full Planning Permission
Applicant(s): Mr Davy
Agent: Extension Design Ltd
Proposal: One & two storey side extension; single-storey rear extension; pitched roof over porch
Site: LAMBROOK, NORTH ROAD, DIBDEN PURLIEU, HYTHE SO45 4RE
- 3 App No: 13/10614** Full Planning Permission
Applicant(s): Mr Lever
Agent: fusion | tp
Proposal: 2 detached garages
Site: HOME FARM COTTAGE, CLAYPITS LANE, DIBDEN, HYTHE SO45 5TN
- 4 App No: 13/10627** Full Planning Permission
Applicant(s): Mrs Christmas
Agent:
Proposal: Additional first floor window
Site: 2 TATES ROAD, HYTHE SO45 6ES
- 5 App No: 13/10637** Full Planning Permission
Applicant(s): Mrs Osmond
Agent: Extension Design Ltd
Proposal: Single-storey front, side & rear extension to include pitched roof over; use of garage as ancillary accommodation
Site: 30 BUTTS ASH GARDENS, HYTHE SO45 3BL
- 6 App No: 13/10642** Outline Planning Permission
Applicant(s): Mrs Joan Jones
Agent: Bosinney Architects
Proposal: House; new access (Outline application with details only of access, layout & scale)
Site: Land of 29 DIBDEN LODGE CLOSE, HYTHE SO45 6AY
- 7 App No: 13/10654** Full Planning Permission
Applicant(s): Mrs Sally Eaves
Agent:
Proposal: Use of unit as pilates studio
Site: UNIT 17, SOUTH STREET CENTRE 16 - 20 SOUTH STREET, HYTHE

- 8 App No: 13/10676** Full Planning Permission
Applicant(s): Mrs Rygal
Agent: Extension Design Ltd
Proposal: Part single-storey & part two storey extension between garage and house
Site: 2 MERRIVALE CLOSE, HYTHE SO45 5XA
- 9 App No: 13/10685** Full Planning Permission
Applicant(s): Tesco Stores Ltd
Agent: CGMS
Proposal: Installation of bollards and cycle stands
Site: THE CROFT PUBLIC HOUSE, LANGDOWN LAWN, HYTHE SO45 5GS
- 10 App No: 13/10686** Advertisement Consent
Applicant(s): Tesco Stores Ltd
Agent: cgms
Proposal: Display 2 externally illuminated fascia signs; 1 non illuminated high level wall mounted sign; 1 externally illuminated projecting sign; 1 non illuminated post mounted sign (Application for Advertisement Consent)
Site: THE CROFT PUBLIC HOUSE, LANGDOWN LAWN, HYTHE SO45 5GS
- 11 App No: 13/10696** Full Planning Permission
Applicant(s): Mr Thatcher
Agent: Task Building Design
Proposal: Single-storey front extension; relocate garden gate
Site: 15 FROST LANE, HYTHE SO45 3HN
- 12 App No: 13/10705** Listed Building Consent
Applicant(s): Mrs Farrelly
Agent: Friendly Architecture
Proposal: Addition of new window (Application for Listed Building Consent)
Site: 7 PROSPECT PLACE, HYTHE SO45 6AT
- 13 App No: 13/10711** Full Planning Permission
Applicant(s): Mr Hickman
Agent: Sanders Design Services Ltd
Proposal: Use as garage/mot testing station
Site: UNIT 5, TRIDENT BUSINESS PARK, 50 SHORE ROAD, HYTHE SO45 6GJ
- 14 App No: 13/10721** Full Planning Permission
Applicant(s): Mr Palmer
Agent: Fusion Town Planning
Proposal: Two-storey side extensions; two-storey rear extension; detached garage with solar panels
Site: 9 ALEXANDRA ROAD, HYTHE SO45 6BA

15 App No: 13/10672 Advertisement Consent 14/06/2013
Applicant(s): Lloyd's Banking Group
Agent: Blaze Neon
Proposal: Display 2 illuminated fascia signs; 1 projecting sign; 2 ATM surrounds; non-illuminated nameplate; vinyl; letter box sign; 2 wall mounted car park signs (Application for Advertisement Consent)
Site: 21 THE MARSH, HYTHE SO45 6YU

16 App No: 13/10729 Full Planning Permission 14/06/2013
Applicant(s): Mrs VASEY
Agent: building plans and services ltd
Proposal: First floor side extension
Site: 17 FLETCHER CLOSE, DIBDEN SO45 5UY

17 App No: 13/10737 Full Planning Permission 17/06/2013
Applicant(s): Mr Taylor
Agent: Extension Design Ltd
Proposal: Single-storey rear extension; roof lights; front porch and canopy
Site: 10 WOODLANDS CLOSE, DIBDEN PURLIEU, HYTHE SO45 4JG

18 App No: 13/10760 Full Planning Permission 19/06/2013
Applicant(s): Mr & Mrs Jordan
Agent: Sanders Design Services Ltd
Proposal: Rear conservatory
Site: 21 KELVIN CLOSE, HYTHE SO45 5LW

19 App No: 13/10762 Full Planning Permission 20/06/2013
Applicant(s): Mr Prodromou
Agent: Task Building Design
Proposal: Rear conservatory
Site: 2 NASH ROAD, DIBDEN PURLIEU SO45 4RR

20 App No. 13/10285 Full Planning Permission
Applicant (s) Langdown Lawn Ltd
Proposal: 9 dwellings, associated parking, bin & cycle store
Site: The Croft Public House, Langdown Lawn, Hythe, SO45 5GS

Members are asked to consider the recommended responses to the following tree applications

21 TPO/13 0376
Proposal; Maple - Remove lower branches
Site - 12 Badgers Walk, Dibden Purlieu, SO45 4BU
The Parish Council will accept the advice of the National Park's Arboriculturist

22 TPO/13/400
Proposal: Oak. 1) - Crown lift to 5 metres 2) - Remove 2 major limbs growing over Beaulieu Road.
Site: 7 Noads Close, Dibden Purlieu, Southampton SO45 4NR
The Parish Council will accept the advice of the National Park's Arboriculturist

23 TPO/13/0404

Proposal: 5 X Birch B1 to B5 - Partial crown reduction to remove branches overhanging boundary - lift crown to 4 metres at boundary. Birch B4 - additional work - removal of branch growing against boundary fence. 3 x Chrstnut C1 to C3 - Partial crown reduction to remove branches overhanging boundary - lift crown to 4 metres at boundary.

Site- Woodland adjacent to the rear boundary of 25 Moorland Close, Dibden Purlieu, SO45 5SH
The Parish Council will accept the advice of the National Park's Arboriculturist

24 TPO/13/0411

Proposal: 1 - Chestnut - Removal of 1 overhanging branch that protrudes garden by approx. 3 metres. 2- Oak - cut back to achieve separation from house of 3 - 4 metres and remove broken limb. 3 - Oak - Cut back all the way up to achieve separation from house of 3 - 4 metres and remove lower branches. 4 - Holm Oak - Cut back by at least 4 metres all the way up. Trees 1 - 4 - Removal of deadwood.

Site: Woodland to North of 2 Millers Way, Dibden Purlieu, Southampton SO45 4NA
The Parish Council will accept the advice of the National Park's Arboriculturist

25 TPO/13/0416

Proposal: T23 - Oak - Fell. T24 - Oak - Crown reduce height by 4 metres and overall crown spread by 6 metres.

Site: 14 Lodge Drive, Dibden Purlieu, Southampton SO45 4LX

The Parish Council will accept the advice of the National Park's Arboriculturist

26 TPO/13/0423

Proposal: 1 x Scots Pine - Fell. 1x Oak - Remove deadwood.

Site : Coat Gardens, Hythe

The Parish Council will accept the advice of the National Park's Arboriculturist

27 TPO/13/0424

Proposal: 2 x sycamore - Fell. 2 x Oak, 2 x Sycamore, 1 x Ash - Prune. 1 x Sycamore - Pollard. 1 x Sycamore - Kill ivy.

Site: Coat Gardens, Hythe, Southampton SO45 6JA

The Parish Council will accept the advice of the National Park's Arboriculturist

28 TPO/13/0430

Proposal: 4 x Beech, 1 x Purple leaf Beech, 1.1 x Birch, 1 x Leyland Cypress and 3 x Willow - Fell. 1 x Beech, 3 x Willow, 1 x Poplar and 2 x Hazel - Prune. 1 x Purple Beech - remove deadwood. 1 x Birch - remove ivy.

Site: Orestone Copse Woodland adjoining Kensington Fields, Dibden

The Parish Council will accept the advice of the National Park's Arboriculturist

Planning Decisions 6 June - 3 July 2013

- 1 App No: 13/10248** Full Planning Permission
Applicant(s): Tesco Stores Ltd
Agent: cgms
Proposal: Installation of ATM Pod
Site: THE CROFT PUBLIC HOUSE, LANGDOWN LAWN, HYTHE SO45 5GS
Decision: Granted Subject to Conditions
- 2 App No: 13/10328** Advertisement Consent
Applicant(s): Lloyd's Banking Group
Agent: Blaze Neon
Proposal: Display illuminated light shard; letter sign; 2 projecting signs; 2 ATM surrounds; 10 window light strips; non-illuminated nameplate; vinyl; letter box sign; 2 wall mounted car park signs (Application for Advertisement Consent)
Site: 21 THE MARSH, HYTHE SO45 6YU
Decision: Withdrawn by Applicant
- 3 App No: 13/10462** Lawful Development Certificate proposed
Applicant(s): Mr Terry Langton
Agent: Mr Barry J Mills
Proposal: Detached double garage (Lawful Development Certificate that permission is not required for proposal)
Site: MINOES, SOUTHAMPTON ROAD, HYTHE SO45 5TA
Decision: Was Not Lawful
- 4 App No: 13/10497** Lawful Development Certificate proposed
Applicant(s): Mr & Mrs Bennett
Agent: Mr R Abraham
Proposal: Roof alterations in association with new second floor to include flat roof rear dormer & roof lights (Lawful Development Certificate that permission is not required for proposal)
Site: 59 IPLEY WAY, HYTHE SO45 3LG
Decision: Was Lawful
- 5 App No: 13/10167** Full Planning Permission
Applicant(s): Hythe Kebab Centre
Agent:
Proposal: Extractor flue (Lawful Use Certificate for retaining an existing use or operation)
Site: 3 ADMIRALS WAY, HYTHE SO45 6RU
Decision: Was Not Lawful
- 6 App No: 13/10358** Full Planning Permission
Applicant(s): Mrs Greta Wall
Agent: Mr William Fulcher
Proposal: Single-storey rear extension
Site: 1 LAWNSWOOD CLOSE, DIBDEN PURLIEU, HYTHE SO45 4AX
Decision: Granted Subject to Conditions

- 7 App No: 13/10359** Full Planning Permission
Applicant(s): Mr Morgan
Agent: PBM Architectural Designs
Proposal: House
Site: Land of 8 SANDILANDS WAY, HYTHE SO45 3HH (NB: PROPOSED LEGAL AGREEMENT)
Decision: Refused
- 8 App No: 13/10385** Full Planning Permission
Applicant(s): Mr Andrew Green
Agent:
Proposal: One & two-storey side extension
Site: 9 BRAEHEAD, HYTHE SO45 4NT
Decision: Granted Subject to Conditions
- 9 App No: 13/10456** Full Planning Permission
Applicant(s): Mr Richardson
Agent: Sanders Design Services Ltd
Proposal: Two-storey rear extension; single-storey rear extension; front porch
Site: DRAPERS COTTAGE, CLAYPITS LANE, DIBDEN, HYTHE SO45 5TN
Decision: Granted Subject to Conditions
- 10 App No: 13/10428** Full Planning Permission
Applicant(s): St Cloud Care plc
Agent: Tanner & Tilley Planning Ltd
Proposal: Three-storey 76 bed care home (Use Class C2); parking; access; landscaping; demolition of existing
Site: FORRESTERS, 2 SOUTHAMPTON ROAD, HYTHE SO45 5GQ (NB: PROPOSED LEGAL AGREEMENT)
Decision: Withdrawn - Invalid
- 11 App No: 13/10495** Full Planning Permission
Applicant(s): Mr Blackman
Agent: Extension Design Ltd
Proposal: Single-storey rear extension
Site: 25 HEATHERSTONE AVENUE, DIBDEN PURLIEU, HYTHE SO45 4LT
Decision: Granted Subject to Conditions
- 12 App No: 13/10496** Full Planning Permission
Applicant(s): Mrs Staley
Agent: Wernick Buildings Limited
Proposal: Single-storey classroom building
Site: NOADSWOOD SECONDARY SCHOOL, NORTH ROAD, DIBDEN PURLIEU, HYTHE SO45 4ZF
Decision: Granted Subject to Conditions

- 13 App No: 13/10529** Lawful Development Certificate proposed
Applicant(s): Noadswod School
Agent: Maughan Mitchell Jupp
Proposal: Landscaping works to playground (Lawful Development Certificate that permission is not required for proposal)
Site: NOADSWOOD SECONDARY SCHOOL, NORTH ROAD, DIBDEN PURLIEU, HYTHE SO45 4ZF
Decision: Withdrawn by Applicant
- 14 App No: 13/10441** Full Planning Permission
Applicant(s): Mr Rouse
Agent: Task Building Design
Proposal: Two-storey front extension; front porch; single-storey rear extension
Site: THE SHIRES, ROMAN ROAD, DIBDEN PURLIEU, HYTHE SO45 4QJ
Decision: Granted Subject to Conditions
- 15 App No: 13/10657** Lawful Development Certificate proposed
Applicant(s): Mr King
Agent: Extension Design Ltd
Proposal: Rear conservatory (Lawful Development Certificate that permission is not required for proposal)
Site: 1 CAVALIER CLOSE, DIBDEN, HYTHE SO45 5TU
Decision: Was Lawful

THE REVISED PLANNING PERMITTED DEVELOPMENT ALLOWANCES REGARDING DOMESTIC EXTENSIONS AND CHANGES OF USE JUNE 2013

Introduction

The Government has introduced extensive measures to increase the scope of development that can be undertaken with the benefit of "permitted development" rights.

The key changes can be summarised as follows:

- **Premises in B1(a) office use will be able to change to C3 residential use**, subject to Prior Approval covering flooding, highways and transport issues and contamination.
- **There will be increased "permitted development" limits for single storey rear home extensions.** For a period of three years, the respective size limits are increased from 3 to 6 metres from the rear wall for terraced and semis and 4 to 8 metres for detached properties.
- **There will be increased "permitted development" limits for business extensions.** For a period of three years, the respective size limits and percentage increases are to be doubled.
- **Premises in B1 (Business), C1 (Hotels), C2 (Residential Institutions), C2A (Secure Residential Institutions), D1 (Non-residential Institutions) and D2 (Assembly and Leisure) use classes will be able to change use permanently to a state-funded school**, subject to Prior Approval covering highways and transport impacts and noise.
- **Agricultural buildings under 500 square metres will be able to change to a number of other uses;** A1 (Shops), A2 (Financial & Professional Services), A3 (Restaurants and Cafes) B1 (Business), B8 (Storage and Distribution), C1 (Hotels), and D2 (Assembly and Leisure). For buildings between 150 square metres and 500 square metres, Prior Approval covering flooding, highways and transportation impacts, and noise will be required.
- **Buildings with A1 (Shops), A2 (Financial & Professional Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), A5 (Hot Food Takeaways), B1 (Business), D1 (Non-residential Institutions) and D2 (Assembly and Leisure) uses will be permitted to change use** for a period of up to two years to A1 (Shops), A2 (Financial & Professional Services), A3 (Restaurants and Cafes) and B1 (Business) uses to help new and start-up businesses.
- **There will be increased thresholds for business change of use.** Thresholds will change from 235 square metres to 500 square metres for permitted development for change of use from B1 (Business) to B2 (General Industrial) and from B2 (General Industrial) or B8 (Storage and Distribution) to B1 (Business).

The new Statutory Instrument 2013 No. 1101:

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013" came into force on 30th May 2013.

Domestic Extensions

The Statutory Instrument amends Part 1 of the General Permitted Development Order (GPDO) to allow single storey rear extensions with length up to 6m (attached houses) or 8m (detached houses) to be erected during the 3 year period from 30/05/2013 to 30/05/2016 on houses that are not on Article 1(5) land, nor on a site of special scientific interest.

Anyone proposing a 3m-6m or 4m-8m extension will have to notify their local authority before starting works and provide the following information:

- a) *a written description of the proposed development including;*
 - (i) *how far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;*
 - (ii) *the maximum height of the enlarged part of the dwellinghouse; and;*
 - (iii) *the height of the eaves of the enlarged part of the dwellinghouse;*
- (b) *a plan indicating the site and showing the proposed development;*
- (c) *the addresses of any adjoining premises;*
- (d) *the developer's contact address; and,*
- (e) *the developer's email address if the developer is content to receive communications electronically.*

The local authority will need to consult the immediately adjoining premises, with a minimum consultation period of 21 days. The legislation sets out specific requirements as to the information that must be provided by the consultation letter, including a description of the length, maximum height, and eaves height of the extension.

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"***.

To assess this impact, the local authority ***"may require the developer to submit such further information regarding the proposed development as the local planning authority may reasonably require in order to consider the impact of the proposed development on the amenity of any adjoining premises"***. When assessing this impact, the local authority will need to:

- (a) *take into account any representations made as a result of the consultation process; and,*

- (b) *consider the amenity of all adjoining premises, not just adjoining premises which are the subject of representations.*

The legislation states that the development shall not be begun before the occurrence of one of the following:

- (a) *the receipt by the developer from the local planning authority of a written notice that their prior approval is not required;*
- (b) *the receipt by the developer from the local planning authority of a written notice giving their prior approval;*
- (c) *the expiry of 42 days following the date on which the information [required for the notification] was received by the local planning authority without the local planning authority notifying the developer as to whether prior approval is given or refused.*

The legislation requires that any 3m-6m or 4m-8m extension “*shall be completed on or before 30th May 2016*”.

The legislation also requires that “the developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion” and states that this notification shall include:

- (a) *the name of the developer;*
- (b) *the address or location of the development, and*
- (c) *the date of completion.*

Minor Changes

Schools allowed to erect a fence, wall or means of enclosure up to a height of 2m above ground level adjacent to a highway used by vehicular traffic as long as any part of the gate, fence, wall or means of enclosure which is more than one metre above ground level does not create an obstruction to the view of persons using the highway as to be likely to cause danger to such persons.

Changes Of Use

Change of use between business uses.

For a change of use from B1 (Business) to B8 (Storage), from B2 (Industrial) to B8, or from B8 to B1, the floor space limit is increased from 235 square metres to 500 square metres.

Change of use from B1(a) (Office) to C3 (Residential), so long as:

- 1) the property is not on Article 1(6A) land, (None in NFDC area)
- 2) the property was last used as B1(a) immediately before 30/05/2013, and,
- 3) the use as C3 starts on or before 30/05/2016.

There are further exclusions ("see Note 1" below). The developer needs to apply to the local authority (see "Note 2" below) with respect to transport and highways impacts, contamination risks, and flooding risks.

This new class allows a change of use from any of B1 (Business), C1, C2, C2A, (Hotels and Institutions) or D2 (Assembly and Leisure) to a "state-funded school" (which includes an Academy school). This class is subject to a condition preventing a subsequent change to other non residential uses.

There are further exclusions ("see Note 1" below). The developer needs to apply to the local authority (see "Note 2" below) with respect to transport and highways impacts, noise impacts, and contamination risks.

The Change of use from a "state-funded school" permitted by the above to the previous lawful use of the property is also allowed.

Change of use from an agricultural use to a "flexible use" (either A1(shops), A2 (financial and professional services), A3 (Restaurants and Cafes), B1 (Business), B8 (Storage), C1 (Hotel), or D2 Assembly and Leisure), so long as;

- 1) the property has been solely in agricultural use either since 03/07/2012 or for at least 10 years, and,
- 2) subject to a cumulative floor space limit on the holding of 500 square metres.

The property may subsequently change from one "flexible use" to another and hard surfaces can be installed to serve the new use.

There are further exclusions ("see Note 1").

In the case where the cumulative floor space is 0-150 square metres, the developer does not need to **apply** to the local authority. Instead, the developer solely needs to **notify** the local authority before the change of use.

In the case where the cumulative floor space is 150-500 square metres, the developer needs to **apply** to the local authority (see "Note 2") with respect to transport and highways impacts, noise impacts, contamination risks, and flooding risks.

Note 1: This class does not apply to a safety hazard area, a military explosives storage area, listed buildings, or a scheduled monument.

Note 2: Before starting the development, the developer must apply to the local authority for a determination as to whether prior approval is required for the issues listed within the above summary.

The details of this procedure are set out by Part 3 Paragraph N, which states that this procedure will be subject to an 8-week deadline. The "Explanatory Memorandum" states that the Fees Regulations 2012 will be amended to introduce a fee for this type of application.

Temporary buildings and uses

Change of use from any use (other than a "sui-generis" use) to a "state-funded school" (which includes an Academy school) for a temporary period of a single academic year, so long as;

- 1) the use is approved by the Secretary of State for Education,
- 2) the latter Minister notifies the local authority, and,
- 3) this class is not used more than once for a particular site. This class is subject to a condition preventing a subsequent change to other D1 uses.

There are further exclusions ("see Note 1" below).

"Town Centre Uses"

Change of use from any of A1(Shops), A2 (Financial and Professional Services), A3 (Restaurants), A4 (Drinking Establishments), A5 (Takeaways), B1 (Business), D1(Institutions), or D2(Assembly and Leisure) to a "flexible use" (either A1, A2, A3, or B1), for a temporary period of up to 2 years, so long as;

- 1) this class is not used for more than one use at any time and,
- 2) subject to a floor space limit of 150 square metres.

The property may subsequently change from one "flexible use" to another "flexible use" within the 2 year period. . The developer does not need to apply to the local authority, and instead needs to notify the local authority before each change of use.

There are further exclusions ("see Note 1" below).

Note 1: This class does not apply to a safety hazard area, a military explosives storage area, a listed buildings, or a scheduled monument.
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Industrial and warehouse development

During the 3 year period from 30/05/2013 to 30/05/2016, for works not on Article 1(5) land nor on a site of special scientific interest, the floor space limit for any new building is increased from 100 square metres to 200 square metres, and the overall floor space limit for all works (i.e. new buildings and extensions) is increased from 25% to 50% (albeit that the latter still remains subject to a maximum of 1,000 square metres). The works must be completed on or before 30/05/2016, and the developer needs to notify the local authority after completion.

Development by electronic communications code operators

During the 5 year period from 30/05/2013 to 30/05/2018, for works on Article 1(5) land, the construction, installation, alteration or replacement of a telegraph pole, cabinet or line, in connection with the provision of fixed-line broadband, will no longer require an application to the local planning authority for a determination as to whether prior approval is required for the siting and appearance of the works.

Schools, colleges, universities and hospitals

A new "Interpretation" confirms that Part 32 applies to properties that are temporarily used as a "state-funded school" for a single academic year by virtue of the new Part 4 Class C.

Office buildings

During the 3 year period from 30/05/2013 to 30/05/2016, for works not on a site of special scientific interest, the overall floor space limit for all extensions is increased from 25% to 50% and from 50 square metres to 100 square metres (whichever is lesser). The works must be completed on or before 30/05/2016, and the developer needs to notify the local authority after completion.

Shops or catering, financial or professional services establishments

During the 3 year period from 30/05/2013 to 30/05/2016, for works not on a site of special scientific interest, the overall floor space limit for all extensions is increased from 25% to 50% and from 50 square metres to 100 square metres (whichever is lesser).

Furthermore, during the above 3 year period, the restriction against extensions being within 2m of a boundary will no longer apply, so long as 1) the property doesn't adjoin a site within Class C of the UCO 1987, 2) the property is not on Article 1(5) land, and 3) the property is not on a site of special scientific interest.

For both of the above, the works must be completed on or before 30/05/2016, and the developer needs to notify the local authority after completion.

Note: Although the overall Part 42 applies to A1, A2, A3, A4, and A5 properties, Part 42 Class A only applies to A1 and A2 properties.
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