



Permitted Development Rights

Fast track planning options available to you

Did you know that permitted development rights could allow you to convert or replace a building with a residential property or a commercial unit without the need to apply for full planning consent? You would be required to apply for 'prior approval' from the local planning authority before starting work, but this process is not as extensive as a normal planning application and is often completed in 1 or 2 months. The options that could be available to you include-

- Conversion of an office into a dwelling
- Conversion of agricultural buildings to commercial space
- Conversion of agricultural buildings into dwellings
- Creation of new dwellings built on top of residential or commercial buildings

Agriculture — Conversion To Residential (Class O)

- The building was used lawfully as offices on 29th May 2013.
- The building is not Listed or near to a Listed building.

Conversion To Flexible Commercial Use ie: Shop - Restaurant/Café - Business - Storage - Hotel - Leisure (Class R)

- The building was used for agricultural purposes on 3rd July 2012.
- The building is 500sqm or under .
- The building is not Listed or Curtilage Listed.

**Class R rights are available to buildings in a National Park and Area of Outstanding Natural Beauty.*

Agricultural Building To A Residential Dwelling (Class Q)

- The building was used for agricultural purposes on 20th March 2013.
- The building is not Listed or Curtilage Listed.
- The building is not within a Conservation Area, Area of Outstanding Natural Beauty or National Park.

**Class Q rights also allow for replacement walls, roof, doors and windows.*

Continued

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Offices and Workshops – Demolish and Replace With A Residential Dwelling (Class ZA)

- The building was constructed before 31st December 1989.
- The building must be under 1,000 sqm in area.
- The building must have been vacant for at least 6 months prior to the application.
- The building is not within a Conservation Area, Area of Outstanding Natural Beauty or National Park.

New Dwellings On Top Of Purpose Built Flats - Commercial or Mixed Use Buildings - Terraces or Detached Dwellings

- These are new permitted development rights and the relevant criteria is site specific. Please get in touch to discuss the details of your proposed project.

To discuss your ideas and options please contact the Batcheller Monkhouse PlanningTeam:-

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Please see over page for a selection of our successful planning applications.

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West Sussex

Residential redevelopment of a farmyard with 5 large houses.



Surrey

Planning consent granted for various farm diversification projects including the change of use of redundant farm buildings to micro-brewery, gin distillery and residential dwelling.



Sussex - South Downs National Park
Appeal allowed for conversion of farm buildings into holiday accommodation.



South Gloucestershire

Environmental Impact Assessment for 398 dwellings on a greenfield site.



East Sussex

Outline planning consent for 370 residential units.



Kent

Detailed planning consent for a block of 9 apartments.



A Class Q consent confirmed the principle of one dwelling on the site to be acceptable, however, we advised that a new build alternative scheme should be considered. Working with the client's architect a scheme was developed which re-sited the dwelling thus affording better views and privacy. To help 'offset' this and the 30% increase in size of the house, ecological and landscape improvements were incorporated into the scheme. These factors together with a significantly improved design assisted the planning authority in viewing the application as an improvement on the Class Q scheme.

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Not only streets ahead, but leaders in the field...

Our expertise extends far beyond selling houses. We have an unrivalled team covering a wide range of specialist disciplines. Contact us to find out how we can help you with:



Estate Agency

Batcheller Monkhouse offer a high quality service with regional coverage specialising in the sale of estates, country houses, cottages, town houses and new homes.



Valuations

We are experienced in undertaking valuations including those for lending institutions, matrimonial, inheritance tax and succession planning – we are approved AMC valuers.



Rural Agency

We are specialists in the sale of equestrian and rural property including the sale of farms, houses and cottages with land, buildings, agricultural land and woodland.



Rural Professional

Whether you are a farmer, rural business owner, landowner or tenant, our team provides forward thinking, pro-active management and strategic advice.



Lettings

Our ARLA qualified staff provide a comprehensive and professional Lettings and Management service, across a wide range of properties in Kent, Sussex and Surrey.



Agriculture

We advise farmers and growers on all aspects of agricultural and environmental management, regulations and farm business.



New Homes

With our expertise and local knowledge we are on hand to provide advice from the very early stages, right through to the launch and sale of your new development.



Planning and Development

We are Chartered Town Planners and experienced in all aspects of the planning and development process, especially relating to rural, agricultural and historic property.



Estate Management

We manage a substantial portfolio of estates across the region. Led by qualified Chartered Surveyor Partners we deliver efficient and effective management for our clients.



Telecommunications

We lead the market in negotiations, portfolio management, rent reviews, arbitrations and sales. We exclusively act on behalf of landowners.

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