



Permitted Development

Fast Track Planning Options

Permitted development rights could allow you to convert or replace an existing building with a residential property or a commercial unit without the need to apply for full planning consent.

You would need to apply for 'prior approval' from the local planning authority before starting work. This process is not as extensive as a normal planning application, often completed in 1 or 2 months. Potential options available to you:

- Replace offices and workshops with residential
- Convert retail, leisure or commercial space to residential
- Convert agricultural buildings to residential or commercial
- Construct new flats on top of existing residential or commercial buildings

Would your site meet the relevant criteria? Take a look below.

CHANGE OF USE Retail, leisure or commercial to residential (Class MA)

- The building was vacant for at least 3 months and in retail or commercial use for at least 2 years prior.
- The space to be converted is no larger than 1,500sqm.
- The building is not within an Area of Outstanding Natural Beauty, National Park or other protected area.
- The building is not listed.

CHANGE OF USE Agricultural to residential (Class Q)

- The building was used for agricultural purposes on 20 March 2013.
- Not listed or curtilage listed.
- The building is not within a Conservation Area, Area of Outstanding Natural Beauty or National Park.
- The building is structurally sound.

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CHANGE OF USE
Agricultural to
flexible commercial
(e.g. shops, cafes, office,
storage, leisure)
(Class R)

- The building was used for agricultural purposes on 3 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.*

NEW BUILD
Replace offices and
workshops with a
residential dwelling
(Class ZA)

- The existing building was constructed before 31 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 BUILD
Construct new flats
on top of existing
buildings

- 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 plans please contact the
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Please see over page for a selection of our successful
planning applications.

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