



## **Amendments to the General Permitted Development Order (“GPDO”)**

### **What is “permitted development”?**

Permitted development is development that can be undertaken without the need to apply for planning permission. Permitted development rights have existed for many years and provide freedom for householders to make improvements or alterations to their homes without needing planning permission – removing the cost and time delay of doing so.

### **What are the changes?**

The government has introduced amendments to householder permitted development rights, which came into force on the **1<sup>st</sup> October 2008**. The changes relate only to certain types of development within the curtilage of a dwelling. All other parts of the GPDO remain unchanged.

Whilst the new rules will increase the amount of work that can be done without having to apply for planning permission the new rules will not allow everything to proceed where it could have done previously. This is due to there now being clear limits and conditions as to what is/is not permitted development. These limits are not intended to prevent people building extensions and outbuildings but ensure that they are built in a way that does not impact significantly on others.

Of particular note for Malvern Hills District are a more restrictive set of permitted development rights for Conservation Areas and Areas of Outstanding Natural Beauty.

### **Why have the changes been made?**

The changes have been made because the Permitted Development rights that previously existed restricted certain types of uncontentious development, whilst allowing other forms of development that had significant impact on others.

### **How can I get information on the new regulations?**

You will no doubt have noticed the national interest in this matter over the past few weeks and have a number of questions.

We would always advise you to make an enquiry with the Local Planning Authority prior to commencing any works that you believe to be permitted development.

This can be done by:

- Completing the District Council's revised Domestic Development Enquiry Form, which is available on the Council's website and at the Customer Contact Centres.
- Visiting the Duty Planning Officer at the Customer Service Centre in Malvern who is available on weekdays between 10am to 1pm.
- Looking at the interactive householders guide to the new regulations on the Planning Portal website, a link to which is provided on the District Council's website. <http://malvern.whub.org.uk/home/mhc-planning-dc>



We would stress that any advice given by an officer working for the Local Planning Authority is an informal opinion only, and would recommend that you seek a legal determination of the lawfulness of the works.

To obtain such a determination you may submit an application for a Certificate of Lawfulness for a Proposed Use or Development, the forms for which are available on the District Council's website.