

DECISION-MAKER:	SCRUTINY PANEL A		
SUBJECT:	PERMITTED DEVELOPMENT RIGHTS		
DATE OF DECISION:	6 th MARCH 2014		
REPORT OF:	ASSISTANT CHIEF EXECUTIVE		
<u>CONTACT DETAILS</u>			
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STATEMENT OF CONFIDENTIALITY
None

BRIEF SUMMARY

For the fourth meeting of the 'Maintaining balanced neighbourhoods through planning review' the Panel will focus on increasing understanding of the various Government proposals to relax permitted development rights.

Appended to this report is a Southampton perspective of the office to residential conversion and the residential properties permitted development rights, and a national perspective of the office to residential conversion permitted development right. In addition a written statement from the Planning Minister, delivered in February 2014, is attached to develop understanding of the Governments approach.

RECOMMENDATION:

- (i) The Panel is recommended to consider the comments made by the invited representatives, and the written information presented to the Panel, and use the information provided as evidence in the review.

REASON FOR REPORT RECOMMENDATIONS

1. To enable the Panel to compile a file of evidence in order to formulate findings and recommendations at the end of the review process.

ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

2. None.

DETAIL (Including consultation carried out)

3. On 30 May 2013 a raft of amendments to permitted development and change of use came into effect, lasting for 3 years. The two main changes are:
 - The change of use of office to residential use
 - Increasing the size limits for single storey domestic extensions and conservatories.

Office to Residential Use

4. In May 2013, the coalition government amended legislation to allow for offices to convert to homes without having to apply for full planning permission. The policy goal was to make it easier to convert redundant, empty and under-used office space into new homes, promoting brownfield regeneration, increasing footfall in town centres and boosting housing supply. There are 33 areas in 17 local authorities that are exempt, mainly in inner London.
5. Attached as Appendix 1 is an overview, prepared by Dr Chris Lyons, Southampton City Council's Planning and Development Manager, of the impact to date the policy has had on Southampton.
6. Attached as Appendix 2 is a written ministerial statement from February 2014 by Planning Minister, Nick Boles. The statement outlines the Government's position with regards to the use by local authorities of Article 4 Directions to remove the permitted development right, currently applied for by 8 local authorities (as at 14th February 2014).
7. Appendix 3 is an update on the national position relating to office to residential use from GVA, UK property consultants and commercial property management experts based in Manchester.

Permitted development rights for residential properties

8. The Government introduced additional permitted development rights for residential properties, allowing, with some exceptions, extensions of between 4m and 8m for detached houses and between 3m and 6m for all other houses.
9. The overview for Southampton, attached as Appendix1, includes an update on the impact this policy has had on the City.

Housing Needs

10. At previous meetings of this review a number of issues have been raised related to housing needs within Southampton. To help clarify the position, attached as Appendix 4 is a brief position statement relating to housing needs prepared by Liz Slater, Southampton City Council's Housing Needs Manager.

RESOURCE IMPLICATIONS

Capital/Revenue

11. None.

Property/Other

12. None.

LEGAL IMPLICATIONS

Statutory power to undertake proposals in the report:

13. The duty to undertake overview and scrutiny is set out in Part 1A Section 9 of

the Local Government Act 2000.

Other Legal Implications:

14. None

POLICY FRAMEWORK IMPLICATIONS

15. None

KEY DECISION? No

WARDS/COMMUNITIES AFFECTED:	None directly as a result of this report
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SUPPORTING DOCUMENTATION

Appendices

1.	Southampton Overview of Permitted Development Rights
2	Written Ministerial Statement by Planning Minister
3.	National Overview of Office to Residential Conversions - GVA
4.	HMOs – Housing Need in Southampton

Documents In Members' Rooms

1.	None
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Equality Impact Assessment

Do the implications/subject of the report require an Equality Impact Assessment (EIA) to be carried out.	Dependent upon forward plan item
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Other Background Documents

Equality Impact Assessment and Other Background documents available for inspection at:

Title of Background Paper(s)	Relevant Paragraph of the Access to Information Procedure Rules / Schedule 12A allowing document to be Exempt/Confidential (if applicable)
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1.	None	
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