

Advice to local planning authorities on the application of The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 4) Order 2020

The amendment to the GPDO has the effect of introducing an additional matter for prior approval to two permitted development rights which allow extra storeys to be added to existing buildings. These rights are: Class A new dwellinghouses on detached blocks of flats, and Class AA new dwellinghouses on detached buildings in commercial or mixed use of Part 20 to the Order.

This new requirement requires a developer seeking prior approval under those classes in relation to an existing building, which is 18 metres or more in height, to provide a report from a chartered engineer or other competent professional confirming that the external wall construction of the existing building complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010 (S.I. 2010/2214) to the local planning authority.

This letter provides advice to local planning authorities on the application of this amendment.