



Department for
Communities and
Local Government

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Dear Colleague,

Making it easier for families to improve their home

You may have followed the recent debates in Parliament on extending householder permitted development rights. I thought it would be helpful if I updated you on the outcome.

Our proposals on permitted development rights seek to deliver practical reforms to the planning system while also providing a boost for the local economy and local traders. In doing, so we have always been clear that we want to balance making it easier for homeowners to carry out small-scale extensions with respecting the amenity of neighbours. We published a consultation paper last year on proposed changes to secondary legislation.

Notwithstanding, amendments were introduced to the Growth and Infrastructure Bill on this topic, meaning that it came with scope of primary legislation. During debates in both Houses, and in the responses to our consultation, a key concern was the possible lack of opportunity for neighbours in residential areas to have a say on the potential impact on their amenity from the permitted development of a neighbour's home extension. We listened carefully to those concerns and have committed to bring forward a **neighbours' consultation scheme** as part of any new permitted development rights that are brought forward for larger householder extensions.

The new scheme would provide an opportunity for immediate neighbours to raise concerns about the impact of development proposals on the amenity of their property. If neighbours raised objections then the local planning authority would be able to consider whether or not the impact on amenity was acceptable before deciding whether to give approval to proceed.

The key stages of a scheme would be:

- Homeowners would notify their local planning authority with the details of the proposed extension.
- The council would then inform the adjoining neighbours, as already happens for planning applications.
- If no objections were made to the council by those neighbours consulted, within a set period, the development would be able to proceed.
- If objections are raised by neighbours, the council would consider whether the development would have an unacceptable impact on neighbours' amenity and either

approve or refuse permission for the development.

- If the householder was not informed the development was unacceptable within a prescribed period they would be able to proceed.
- There would be no fee for householders to go through this process. The lighter touch process will save councils' considerable time, however, we will consider any new net costs for councils in line with the prevailing New Burdens principles.

The amendments that the Government brought forward to the Growth and Infrastructure Bill will enable these reforms. That Bill has now received Royal Assent. Secondary legislation will follow in due course, and the provisions will come into legal effect as laid out in that secondary legislation.

More detailed information will be published down the line, but I hope this helps outline the Government's approach to these reforms.

With best wishes

A handwritten signature in blue ink, appearing to read 'Nick Boles', written in a cursive style.

NICK BOLES MP