



PERMITTED DEVELOPMENT RIGHTS CHANGE OF USE

A variety of permitted development rights exist which allow for the change of use of land and buildings. Below are a number of useful Classes which can help unlock development potential. Please note that all rights are subject to various criteria and, in most cases, prior approval from the Local Planning Authority.

Part 3 Class Q

Agricultural to residential

- Must form part of agricultural unit
- Must be structurally capable of conversion
- Up to 865sqm
- Not available for Listed Buildings, AONBs, Conservation Areas, National Parks etc.
- Up to five dwellings

Part 3 Class R

Agricultural to commercial

- Must form part of agricultural unit
- Flexible use including shops, restaurants/cafes, business, storage and leisure
- Up to 500sqm
- Applicable in AONBs, Conservation Areas and National Parks

Part 3 Class MA

Commercial, business and service to residential

- Available for buildings that have been vacant for at least 3 months
- Floor area limit of 1,500 sqm
- Cannot be applied to Listed or Curtilage Listed buildings, or scheduled monuments
- Not applicable in AONBs National Parks, Wildlife and Countryside Act sites, the Broads or World Heritage Sites

Part 4 Class B

Temporary use of Land

- Land can be used for any purpose for up to 28 days per year (or 56 days during 2021)
- Ideal for weddings, events, glamping etc.
- Cannot be used for caravan sites
- Does not apply to the curtilage of a building