

TOWN AND COUNTRY PLANNING, ENGLAND
The Town and Country Planning (General Permitted
Development) (England) Order 2015

Prior Approval Provisions

Please note that there are also a number of conditions and limitations applicable to each of the provisions below.

Permitted development right	Subject matter of prior approval
Extension of dwellinghouses. Large extensions of a dwellinghouse.	Where there are objections following neighbour notification, prior approval will consider impact of development on amenity of adjoining premises.
Retail to restaurants/cafes.	<u>For the change of use:</u> Noise impacts; Impacts of odour; Transport and highways impacts; Impacts of hours of operation; Impacts of storage and handling of waste; Impact on provision of services etc in area. <u>For operational development:</u> Siting, design or external appearance.
Retail to assembly and leisure.	Noise impacts; Transport and highways impacts; Impacts of hours of operation; Impact on provision of services etc in area.
Retail to dwellinghouses.	<u>For the change of use:</u> Transport and highways impacts; Contamination risk; Flooding risks; Impact on provision of services etc in area. <u>For operational development:</u> Design or external appearance.
Certain sui generis uses to dwellinghouses.	<u>For the change of use:</u> Transport and highways impacts; Contamination risk; Flooding risks. <u>For operational development:</u> Design or external appearance.

Permitted development right	Subject matter of prior approval
Offices to dwellinghouses.	Transport and highways impacts; Contamination risk; Flooding risks
Storage or distribution centre use to dwellinghouses.	Air quality impacts; Transport and highways impacts; Contamination risk; Flooding risks; Noise impacts; Impact on sustainability of storage, distribution or industrial services in the area.
Agricultural building to dwellinghouses.	<p><u>For the change of use:</u> Transport and highways impacts; Noise impacts; Contamination risk; Flooding risks; Whether location or siting makes it impractical or undesirable.</p> <p><u>For operational development:</u> Design or external appearance.</p>
Agricultural building to flexible use (within A1, A2, A3, B1, B8, C1 or D2).	Transport and highways impacts; Noise impacts; Contamination risk; Flooding risks.
Agricultural building to state-funded school or registered nursery.	Transport and highways impacts; Noise impacts; Contamination risk; Flooding risks. Whether location or siting makes it impractical or undesirable.
Various uses (B1, C1, C2, C2A and D2) to state-funded school or registered nursery.	Transport and highways impacts; Noise impacts; Contamination risk.
Temporary use of land or buildings for commercial film-making.	Schedule of filming dates; Transport and highways impacts; Noise impacts; Impacts of artificial lighting; Flooding risks.
Erection or extension of agricultural buildings etc. Erection or extension of forestry related buildings etc.	Siting, design or external appearance.

Permitted development right	Subject matter of prior approval
Erection of click and collection facility for a shop.	Siting, design or external appearance.
Demolition of a building.	Method of demolition and any proposed restoration of the site.
Installation etc of solar panels on roofs of nondomestic buildings providing up to 1 megawatt.	Design or external appearance, in particular the impact of glare on occupiers of neighbouring land.
On article 2(3) land, all electronic communications apparatus (subject to broadband exclusion until May 2019). Certain electronic communications apparatus: masts, antennas over 6 metres on buildings.	Siting and appearance.

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