

Is there a downside to easing use classes?

David Phillips

Partner - Planning



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Welcome



“Is there a downside to relaxing use classes, i.e. turning employment space into residential”

Head of London Planning advising on commercial, residential and mixed-use development opportunities throughout England.



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Context

Offices to residential

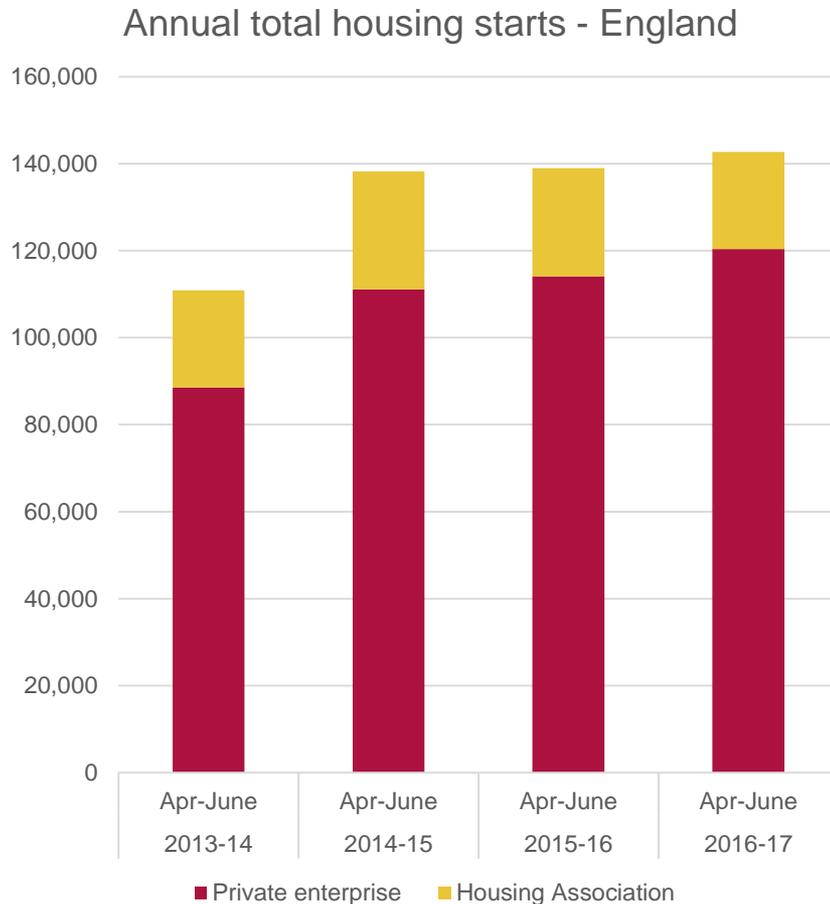
Light industrial to residential

Retail to residential

Agricultural to residential

Why is it happening

England Housing starts 2013 onwards ('000s of units)



These figures demonstrate that current annual build rates are significantly below the expected annual delivery rates for housing – both private and affordable noting that the overall annual total is expected to achieve 250,000 dwellings per annum.

Restrictions

Any PD scheme must be completed within three years of the date of prior approval.

Transport, flooding, contamination and noise impact on intended occupiers of residential units may be considered

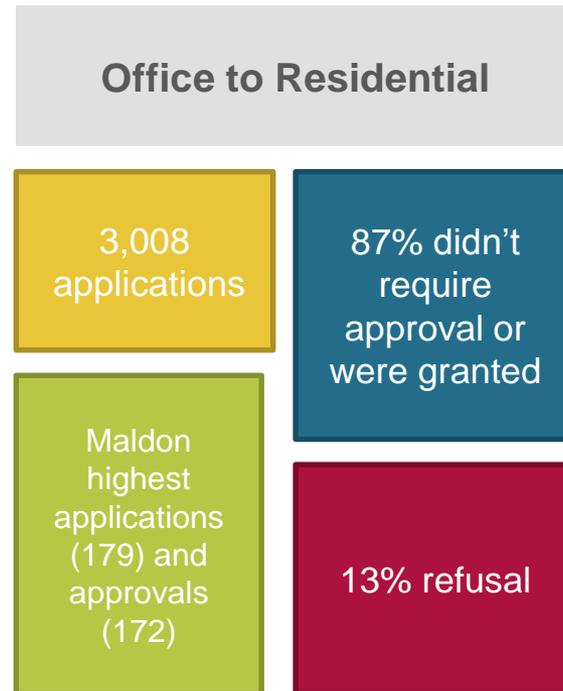
The areas which are currently exempt from the PDR will continue to benefit from their exemption until 30 May 2019.

Article 4 Directions can be used to remove the Right.

There is a requirement for the legislation to be reviewed a minimum of every five years.

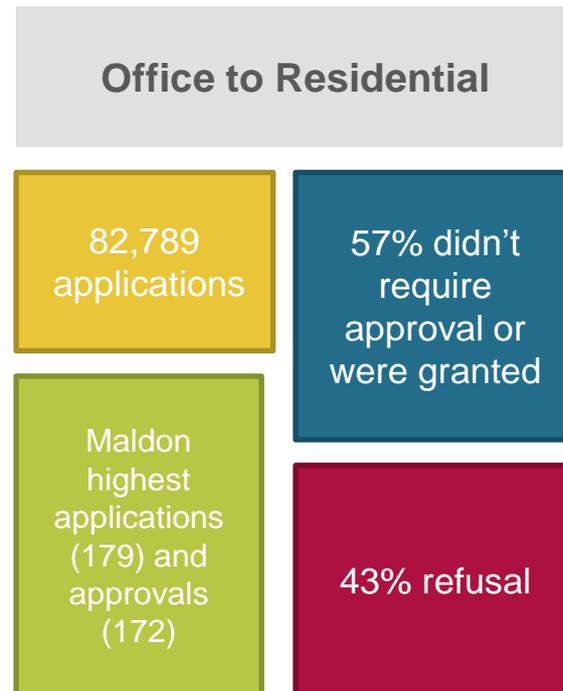
What is happening: Permitted Development England (excl. Greater London) April 2014 – March 2016

3,127 permissions for prior approvals for permitted developments in England granted (equivalent to 83% of applications)



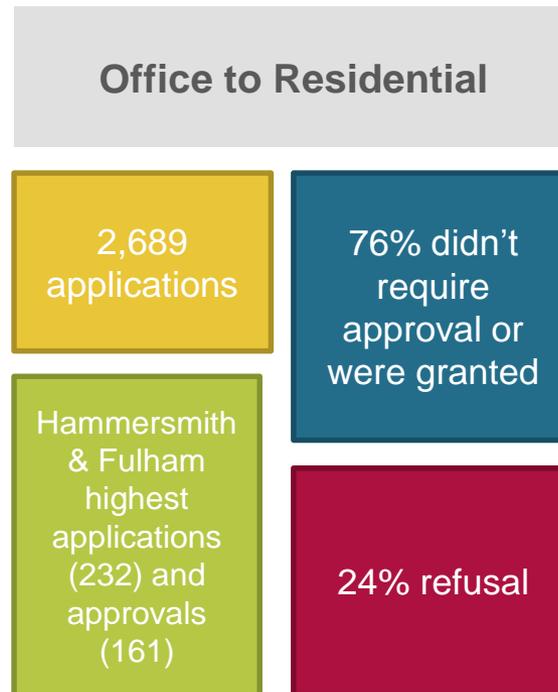
What is happening: Permitted Development England (excl. Greater London) April 2014 – March 2016

50,561 permissions for prior approvals for permitted developments in England granted (equivalent to 57% of applications)



What is happening: Permitted Development - Greater London April 2014 – March 2016

1,781 permissions for prior approvals for permitted developments in Greater London granted (equivalent to 74% of applications)



The Advantages and Disadvantages

Advantages

More land for housing

Re-use of PDL / underutilised land

Promotes vitality in town centres

Disadvantages

Non reversible

Loss of occupied space

Increase in office rents

Reducing viability of local office markets

Introduction of poor quality new housing

The loss of new affordable housing supply



Case Study: Impact House, Croydon

197 private flats (studio, 1 and 2 bedroom units)

Town centre location with excellent transport accessibility

Communal roof garden

Car parking spaces

Single aspect

Room sizes below national standards

Case Study: Providence House, Bartley Business Park, Hook

107 private flats (1 and 2 bedroom units)

Business park

Communal roof garden

Car parking spaces

Mainly single aspect

Room sizes below national standards

Discussion....

