

# Amendments to permitted development rights

## Details

### Q1. Details

Name

[REDACTED]

Organisation

-

Preferred contact details (Email address, phone number or address)

[REDACTED]

### Q2. Type (please select one from the following)

Responding in a private capacity

Q3. Responses to consultations may be made public. To keep your response anonymous (including email addresses) tick the box.

*No Response*

## Questions

Q4. Q1. Should the additional days granted by Class A of Part 4A be retained permanently, permitting temporary uses to take place for up to 56 days (28 days for specified uses) in a calendar year?

Yes

Q5. Q2. Do you have any evidence as to any benefits and impacts as a result of introducing the additional number of days for temporary uses to take place since April? If yes, please specify.

No

Q6. Q3. Do you have views on whether there should be additional restrictions on the use of this PDR to mitigate against potential impacts of making this permanent? If yes, please specify.

Yes

#### Comments:

Where the extended period is likely to result in increased noise or significant nuisance to nearby occupants

Q7. Q4. Should the number of days for holding a market generally be extended? If Yes, what is an acceptable number of days for holding a market? What conditions should apply to manage the planning impacts?

Yes

**Comments:**

Markets are an essential form of attraction to visitors, and permit small micro businesses to grow. I believe that the extension should be to 55 days (one per week plus additional Christmas markets)

Q8. Q5. Should any additional days over the permitted 14 days be provided for markets operated by or on behalf of a local authority?

Yes

Q9. Q6. Do you agree the permitted changes of use within town centres should become permanent? If not, please provide your reasons for disagreeing.

Yes

Q10. Q7. Do you agree the permitted development right for the use of the highway adjacent to a hospitality use for that purpose should be made permanent? If not, please provide your reasons for disagreeing.

Yes

Q11. Q8. If you answered yes to Q7, are any additional conditions required to mitigate potential amenity impacts?

Where the development restricts the passage of through traffic and the development is on a main access route

Q12. Q9. Do you agree the permitted development right for the installation of awnings at hospitality uses should be made permanent? If not, please provide your reasons for disagreeing.

Yes

**Comments:**

Where I grew up in the early 1960s these were common place. They provided shelter in the rain and provided places to gossip. This helped greatly with community cohesion.

Q13. Q10. Do you have any comments regarding Part 3A?

Yes

**Comments:**

I can see no reason why this should not continue. This provides for fast response to future emergencies.

Q14. Q11. Do you have any comments regarding Part 12A?

Yes

**Comments:**

There should be a time limit on the extent of such developments.

Q15. Q12. Do you agree that HMOs should not benefit from permitted development rights for alterations and extensions to a dwellinghouse granted by Part 1 of the GPDO? If not, please provide your reasons for disagreeing.

No

**Comments:**

Those living in HMO's should not have to bear the cost and time burden o this action.

Q16. Q13. Do you agree with the proposed alterations to Class F? If not, please suggest alternative approaches, restrictions or thresholds that could be adopted.

No

**Comments:**

Any proposed covering should be subject to an "adequate soak away" requirement.

Q17. Q14. Do you agree greater flexibility should be provided through permitted development rights to accelerate the rollout of electric vehicle charging infrastructure? If not, please provide your reasons for disagreeing.

Yes

Q18. Q15. Do you agree with reintroducing permitted development rights for the protection of poultry and other captive birds?

Yes

**Comments:**

I would extend this to cover the construction of housing as a result of natural disaster.

Q19. Q16. Do you agree with the proposals for amending Article 4 directions?

No

**Comments:**

I would not like to see any restrictions to permitted development rights.

Q20. Q17. We would like to know your views on the effects of the proposals would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English.

What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

Increasing permitted development rights may be beneficial in retaining Welsh speakers in an area, rather than forcing them to move in order to to btain the utility of proposed developments.

Q21. 18. We have asked a number of specific consultation questions. If you have any related issues which we have not specifically addressed, please use the space below to raise them.

There needs to be more flexibility in permitted development for micropower generation. For example, extending exemptions for solar panels on outbuildings, where the roof of a main dwelling is already covered by panels under permitted development. Recent technological developments e.g powerwall storage, mean that more homes could benefit from exta solar generation, without affecting grid capacity.

## Submit your response

Q22. If you want to receive a receipt of your response, please provide an email address.

Email address

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