

Amendments to permitted development rights

Details

Q1. Details

Name

██████████

Organisation

-

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

██

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.

No

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:

Extension to 56 days would enable small towns and villages (such as Fishguard and Goodwick ██████████ ██████████) to hold Summer markets (over the 6 week summer holidays, perhaps themed - French?) and Christmas markets, generating footfall of locals and tourists.

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

Comments:

As above

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

Comments:

Town centres full of empty shops - need to bring life back - out of town shopping centres are here to stay, so need to look at other uses

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

Comments:

Has been a boost to business and gives a cafe quarter atmosphere to towns which is very convivial

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

Think only needed if in sensitive area, and if conservation area permitted development would not apply anyway

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:

British weather!

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

No

Comments:

Other than it seems sensible

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

No

Comments:

Other than it seems sensible

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:

1. We are in a housing crisis - the rental market is such that there are many potential tenants vying for each property.
2. Adjoining occupiers to a HMO know it is there before they buy or rent their property (or if the HMO came after, have had opportunity to make representations at that stage).

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.

Yes

Comments:

However, this is going to be virtually impossible to monitor. People have no awareness of the current rules. There needs to be more done to raise awareness nationally. If not, then the only effect is that more people are going to end up buying breach of building regs indemnity policies when they sell (I am also a conveyancing solicitor)

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

Comments:

But needs to be clear as to how electrical charging points should be installed so that the lead does not create a hazard for pedestrians

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

Yes

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

No

Comments:

Article 4(2) directions are poorly understood by the general public. Also there is an issue in relation to knowing what era / period in time the local authority are aiming for! A lot of the areas protected by Article 4(2) directions are interesting because of the mix of periods and styles of architecture within them. Often an Article 4(2) direction is a blunt instrument which simply stifles all development because the local authority have such a rigid view of what should be done that development that has taken place in the past and is lauded as part of a conservation report would not be allowed by the planners were it to be applied for!

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?

None

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.

No

Submit your response

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

Email address

[REDACTED]