

## Model Motion on Permitted Development

Full Council

- notes the Government's intention to extend permitted development rights for householder applications as announced by the Secretary of State on 6<sup>th</sup> September 2012
- considers that this change is

**not necessary to increase the number of small building projects.** Local authorities approve almost 90% of householder applications once any unacceptable impacts are mitigated/[insert local figures];

**damaging to local quality of life.** There will be no check and balance to ensure that unacceptable impacts (such as on amenity, privacy and sunlight) are considered and dealt with. In some areas/this area this could contribute to issues like the loss of garden space, flood risk and ecological damage.

**divisive.** Removing this vital mitigation role may lead to tensions and concern between neighbours and communities.

**centralist and contrary to the spirit of local democracy.** A national approach to permitted development and changes of use will lead to unintended consequences and adverse impacts in different localities. The proposals remove the opportunity for residents to have a say through the planning process about development that will affect them. The powers available to local authorities to amend this policy to reflect local circumstances locally are time consuming, costly and bureaucratic. They leave this council with few options for a genuinely local approach.

**bad value for the public purse. This council** will still need to undertake checks on extensions to ensure that they do not exceed the amended permitted development rights. However they are no longer liable for a fee for their services – this could lead to a loss of income to Local Authorities that could be in the order of £15million a year/[insert local figure].

We propose that **Government use the Growth and Infrastructure Bill to give councils the powers to set out permitted development rights locally.** This would allow local policies to boost small scale development or facilitate change of use to stimulate growth in a way that caters to local needs and is accountable to local people.