

Permitted Development Rights (As revised May 2024)

Buildings on agricultural units and former agricultural buildings to dwellinghouses (Class Q)

The Town and Country Planning (General Permitted Development) (England) amended as of 21st May 2024, has updated Class Q permitted development rights.

Class Q allows for development consisting of:-

- A change of use of
 - Any building that is part of an established agricultural unit and any land within the building's curtilage, or
 - A former agricultural building that was (but is no longer) part of an established agricultural unit and any land within that building's curtilage.
- To a use falling within Class C3 (dwellinghouses).
- Extension of the building, subject to stipulations and criteria.
- Building operations reasonably necessary to convert the building to a use falling within Class C3.

These rights do not apply to Listed Buildings, sites which are, or contain, a Scheduled Monument or buildings within a National Park, the Broads, an Area of Outstanding Natural Beauty, an area designated as a Conservation Area and on land within a World Heritage Site. If the site is, or forms part of, a site of Special Scientific Interest, a safety hazard area or a military explosives storage area it is also excluded from these permitted development rights. The building is also required to have suitable existing access to a public highway, and must meet minimum space standards.

For the permitted development rights to apply, certain criteria need to be met. These criteria are summarised below.

Although the regulations allow for residential conversions in principle, there is a prior notification procedure to be undertaken with the Local Planning Authority (LPA).

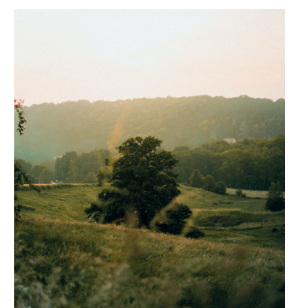
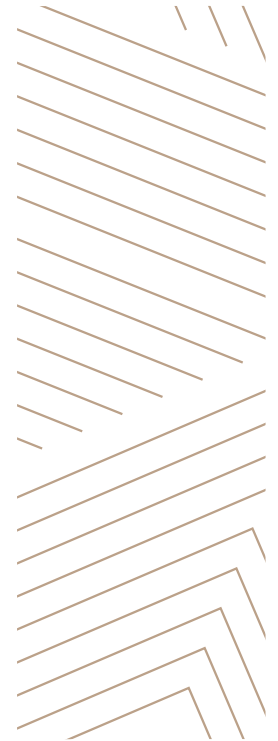
Prior Approval Procedure

Before commencing the development, the developer needs to apply to the LPA for a determination as to whether prior approval of the authority will be required.

In addition the developer will need to apply to the LPA for a determination as to whether prior approval of the authority will be required as to the design or external appearance of the building. Provision of adequate natural light is required in



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habitable rooms, and so full detailed plans are required with submission.

There is a fee payable to the LPA and they have the ability to grant prior approval unconditionally or subject to conditions reasonably related to the subject matter of the prior approval.

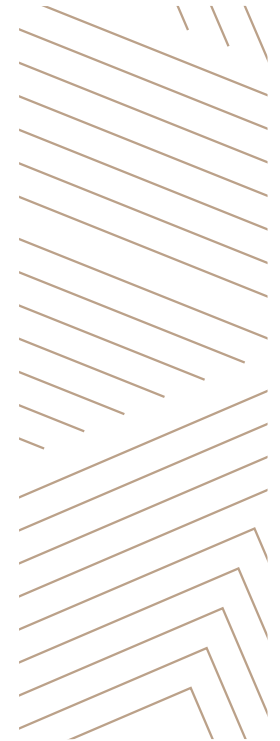
Class Q Criteria

- Buildings changing use under Class Q is only permitted where the building was part of an established agricultural unit on 24th July 2023. Where the site became part of the established agricultural unit after 24th July 2023 there needs to be a period of at least ten years before Class Q begins.
- Former agricultural buildings changing use must have ceased being part of an established agricultural unit prior to 24th July 2023, otherwise a period of at least ten years is required before the date development under Class Q commences. The site cannot have been used for any non agricultural purposes since ceasing to be part of an agricultural unit.
- The development right can provide up to 10 new dwellings, no more than 150 square metres each, with a total of 1000 square metres permitted to change use.
- The change of use is not permitted if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained.
- The order prevents this change of use where the erection or extension of agricultural buildings has been carried out under Part 6, Classes A (a) or B (a) of the Second Schedule to the GPDO on the established agricultural unit within 10 years of the development under Class Q.
- It permits building operations reasonably necessary to convert the building to residential use. An extension to the rear of the building on existing hardstanding is permitted, as are minimal protrusions to accommodate permitted works.
- Building operations that are allowed are listed as the installation or replacement of windows, doors, roofs, or exterior walls, or water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwelling house, and partial demolition to the extent reasonably necessary to carry out these building operations.
- The development must be completed within a period of three years beginning with the date on which any prior approval was granted for that development, or beginning with the date on which the period of 56 days expires without the LPA notifying the developer as to whether prior approval for that development is given or refused, whichever is the earlier.

The above is only a summary, for more information, please [contact](#) Acorus.



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