

CONSULTATION GUIDE

Public Consultation in relation to proposed amendments to Increased Permitted Development (February 2020)

What is the purpose of this consultation?

To seek views on proposed changes to secondary legislation to enable certain types of development to take place without the need for a specific planning application (sometimes called 'Permitted Development').

What is being proposed?

Part 1 of the consultation focusses on minor alterations to existing sites and buildings (outside Conservation Areas) which could help to reduce carbon emissions, including:

- Air Source Heat Pumps;
- Electric Vehicle Charging Points;
- Replacement Conservatory Roofs;
- Solar Panels; and
- Cycle Shelters.

A proposed clarification in relation to household extensions and parking is also proposed.

Part 2 of the consultation proposes improvements to the changes of use which are allowed as permitted development including:

- expanding some of the town centre areas covered by Permitted Development for changes of use; and
- clarifying the requirements for windows with an outlook for changes to flats

More detailed information on the context for these changes and how they will be made is available separately as part of this consultation.

Why are these changes being made?

Most permitted development is set out in an Order made in 2012. In 2019 two new Orders were produced to give more flexibility in the use of land and buildings. This consultation focuses on the parts of the 2012 Order that have not been updated, to make a small number of targeted changes. This is in accordance with commitments made in the Programme for Government to expand permitted development, and also takes account of the recently published [Climate Change Action Plan](#).

What is Permitted Development?

Before you can carry out development, you need planning approval. This approval can be specific (application) or by Development Order. A Development Order gives 'blanket' planning approval (aka permitted development) and can be subject to conditions/limitations. Permitted development therefore:

- allows a **proportionate** level of Government intervention;
- gives **certainty and flexibility** to property owners and developers; and
- allows Government to **focus scarce resources** where they will do most good.

Who is responsible for making Permitted Development Orders?

Permitted Development Orders are within the remit of the Cabinet Office, whilst the determination of planning applications are the remit of the Department of Environment, Food and Agriculture (DEFA). The two Departments are working together to deliver a number of changes to the planning system. See: www.gov.im/planningreform.

How and when can I comment?

Comments can be submitted via the Consultation Hub (accessed via <https://consult.gov.im/>). Alternatively, comments can be made by post or e-mail (a form is available to download/print via the consultation hub) to:

Mr Steve Butler (Head of Development Management)

Post: Planning and Building Control Directorate, Department of Environment, Food and Agriculture, Murray House, Mount Havelock, Douglas, Isle of Man IM1 2SF

Email: stevebutlerdefa@gov.im

The closing date for comments is the 30th March 2020

What will happen next?

After the consultation, the results will be reviewed and any necessary amendments made to the draft legislation. The Order will then be considered by Tynwald later in 2020.