

Consultation on Permitted Development Review

Closing Date: 2nd September 2024

Douglas City Council Response

QUESTIONS

Question 1

Are there any proposed classes within the orders that you think should not be included in at all?

Please state the order, the class(es) and why:

None in Town and Country Planning (Permitted Development) Order 2024.

None in Town and Country Planning (Change of Use) (Development) (No.2) Order 2019

None in Town and Country Planning (Change of Use) (Development) (No.2) (Amendment) Order 2024

None in Town and Country Planning (Permitted Development) (Temporary Use or Development) Order 2015

None in Town and Country Planning (Permitted Development) (Temporary Use or Development) (Amendment) Order 2024

The Council welcomes Class 36 (2b any exposed structures must be made good) within the proposed amendments to the Town and Country Planning (Permitted Development) Order 2022.

The Council welcomes Class 1 and the new standard condition regarding bin storage within the proposed amendments to the Town and Country Planning (Change of Use) (Development) (No2 - change of use shops, financial services or food and drink) Order 2019.

The Council welcomes Class B (temporary event on Local Authority owned land i.e. Concerts, Circus) within the proposed amendments to the Town and Country Planning (Permitted Development) (Temporary Use or Development) Order 2015.

Question 2

Is there anything which you think should be permitted development and hasn't been included in the orders?

Please state what and why together with any conditions/limitation that you think should apply:

Domestic Wind Turbines – with clearly defined specifications on what is classed as a permitted development in respect of size, location, proximity to boundaries, number, height, noise.

Other Camp Sites for Events - Other camp sites should be included on the basis that they have applied once and been approved and there are no changes in anyway whatsoever to the previous approved application with a time limit of 5 years. All and any changes require a new planning application.

Question 3

Do you think that any of the conditions/limitations that have been applied to the classes should be different?

Please state the order, the class(es) and what you think should be changed:

Town and Country Planning (Permitted Development) Order 2024

Should this also state that providing any development works does not adversely affect the ability to store adequate refuse bins within the curtilage within these General Conditions.

Town and Country Planning (Change of Use) (Development) (No.2) Order 2019

Class 2 – Change of use to flats or offices (1st floor or above)

Condition 3 – Disagree as this is an obstacle to development to provide potentially lower price rental on flats – the choice of a view is a subjective matter which should be down to the tenant and the adjusted price they are paying. Implementing the Scottish Planning Regulations whereby the amount of daylight in each room is assessed would be a more prudent approach.

Condition 4 – Bin storage should be a must (primary need) and cycle storage should be a secondary consideration so as not to disincentivise development.

Town and Country Planning (Permitted Development) (Temporary Use or Development) (Amendment) Order 2024

Inclusion of a time limitation for customers between the hours of 2300-0700 similar as applied in the City centre.