

## **The Department of Communities and Local Government has completed consultation on a proposed dramatic change to permitted development rights. Where will it lead?**

The Government has recently canvassed views on whether the change of use from commercial to residential use should no longer require planning permission. Two potential changes to the General Planning and Development Order (GDPO) are under review:

- The change of use from Class B1 (offices) to Class C3 (housing); and
- The change of use from Class B2 (industry) and Class B8 (warehousing) to Class C3.

The purpose of this proposed change is to encourage redundant commercial premises back into use, and at the same time meet the need for more housing.

The consultation document suggests that if 1% of the current stock of B1 floor space was to shift as a result of this change, it would produce an estimated 25,800 additional dwellings. A 5% shift in the current stock of B1 floor space would provide an additional 129,000 dwellings.

If both changes were allowed, and 1% of the current stock of B1, B2 and B8 floor space was to shift as a result of this change, then approximately 59,000 dwellings would be created. A 5% shift would produce almost 300,000 additional dwellings.

**The DCLG will publish the results of the consultation process this Summer and could, subject to the level of objection received, implement changes to the GPDO in October this year.**

**This could have very positive implications for our landlord and owner occupier clients who have surplus commercial property on their hands.**

**We are watching this space closely and will keep you informed about developments.**

For further information, please contact:

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