

GOVERNMENT CONSULTATION HIGHLIGHTS

April 2024

A brief summary of current government consultations of potential interest to RSN members. This is not intended as an exhaustive list of all relevant consultations.

An accelerated planning system: consultation – Department for Levelling Up, Housing & Communities

The measures covered by this consultation are:

1. The introduction of a new accelerated planning service which would offer a new application route with accelerated decision dates for major commercial applications and fee refunds wherever these are not met.
2. Changes in relation to extensions of time agreements, including a new performance measure for speed of decision-making against statutory time limits, and an end to the use of extension of time agreements for householder applications and repeat agreements for the same application for other types of application.
3. An expansion of the current simplified householder and minor commercial appeal service to more written representation appeals.
4. Detail on the broadening of the ability to vary a planning permission through section 73B applications and on the treatment of overlapping planning permissions.

This consultation closes on 1 May 2024.

[An accelerated planning system: consultation - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/an-accelerated-planning-system-consultation)

Changes to various Permitted Development Rights – Department for Levelling Up, Housing & Communities

This consultation contains a number of proposed changes to permitted development rights.

The consultation proposes changes which will enable householders to build larger extensions and provide further freedoms to construct outbuildings.

Government are seeking views on whether the existing building upward rights can be amended to increase the scope of buildings that can benefit from the rights. They are consulting on changes to the demolition and rebuild right to increase the scope of buildings that can benefit from the right and allow for a larger rebuild footprint.

To provide further flexibility to households and businesses wishing to install electric vehicle charging outlets, they are consulting on a number of changes to the relevant rights. They are also seeking feedback on amendments to the permitted development right for air source heat pumps, including consulting on removing the limitation that they must be at least 1 metre from the boundary of the property.

This consultation closes on 9 April 2024.

[Changes to various permitted development rights: consultation - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/consultations/changes-to-various-permitted-development-rights-consultation)