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PRESS RELEASE

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New Provision To Extend Planning Permissions

The Government has announced proposals which would allow existing planning permissions to be extended beyond the now standard 3 year life (which was introduced in 2004); a move which is in direct response to the dramatic slow-down in the take up of major schemes which currently have permissions in place.

The announcement coincides with the Governments consultation document 'Greater Flexibility for Planning Permissions' and sets out proposals for key changes to the system in order to allow time limits for the implementation of extant planning permissions to be extended by way of a fresh permission being issued.

Says Gary Halman, Partner at HOW Planning: "This is a somewhat belated move by the Government who are concerned that the slow down in the market will limit the country's capacity for economic recovery. There is also concern that when the recovery gets underway in earnest, developers will incur additional costs and extended timescales when faced with the need to resubmit lapsed schemes."

The Government has recognised that Local Planning Authorities (LPAs) could face a surge in resubmitted applications which could slow down the system even further and have therefore granted new powers to allow them to extend time limits for existing permissions on major developments.

The measures, which are intended to temporary, are proposed to come into force on 1st October 2009 and will only apply to permissions granted on or before this date. The Government proposes a special concessionary fee rate of £170 for applications to extend permissions in this way.

Gary adds: "This announcement is very welcome news for landowners, developers and all those who currently have significant planning permissions which are due shortly to expire. It should provide a swift, simple and economical way to keep permissions alive, once it has been brought into effect."

