



Ministry of Housing,  
Communities &  
Local Government

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Local Government**

2 Marsham Street  
Westminster  
London  
SW1P 4DF

Mr Peter Eversden

[www.gov.uk/mhclg](http://www.gov.uk/mhclg)

Our Ref:5068810

Your Ref:

Date:**3 February 2020**

Dear Mr Eversden,

Thank you for your email of 29<sup>th</sup> December to Rt Hon Robert Jenrick MP regarding the recent permitted development right announcement. We have been asked to respond as our team has responsibility for this area.

All development requires planning permission. However, it is possible for the Secretary of State to grant national planning permission for development where he considers it appropriate. Homeowners are able to extend their homes under permitted development rights, such as by building single storey or loft extensions. The extent of development which can be carried out in our guidance document: Permitted Development for Householders: Technical Guidance, which is available at: <https://www.gov.uk/government/publications/permitted-development-rights-for-householders-technical-guidance>.

The Government announced at Spring Statement that they would take forward a new permitted development right to extend certain existing buildings upwards to create new homes to support housing delivery. The Government want any right to respect the design of the existing streetscape, while ensuring that the amenity of neighbours is considered. The new right will focus in the first instance on allowing free standing blocks of flats to extend upwards. Ministers will then consider a wider right for other buildings.

Further announcements on these proposals will be made in due course.

Yours sincerely,  
Planning Development Management