

Update to Agents

15 April 2021

Legislative Changes - Update on Permitted Development Rights

Further to our update to you on the 11 March 2021 we are writing to inform you that [The Town and Country Planning \(General Permitted Development and Use Classes\) \(Scotland\) Amendment Order 2020](#) came into force on the 1st April. It introduces broad additional permitted development rights including several new classes of development subject to Prior Notification. This includes rights for conversions of agricultural and forestry buildings to commercial and residential uses subject to a number of conditions and limitations.

The Scottish Government have published a revised circular ([Planning Circular 2/2015: Consolidated Circular On Non-Domestic Permitted Development Rights \(Updated 2021\) - gov.scot \(www.gov.scot\)](#)) and an update to the <https://www.gov.scot/publications/householder-permitted-development-rights-guidance-updated-2021/> covering the new permitted development rights being introduced.

It should be noted that the new types of prior notification in respect of Classes 18b/c for agricultural conversions, Classes 22a/b for forestry conversions and Class 20 - peatland restorations schemes cannot be submitted directly via the e-Planning Portal and must be submitted using the online downloadable form available through the e-Planning Portal (<https://www.eplanning.scot/ePlanningClient/>).

Our webpage [Apply for planning permission - Aberdeenshire Council](#) has been updated to reflect this and provides further guidance on what plans are likely to be required for us to be able to consider any Prior Notifications made in respect of these Classes of permitted development.

The Planning and Environment Service are preparing further guidance for applicants and agents in respect of these additional development rights and will update you further in due course. In the interim please [contact us](#) should you have any questions or require further information.