

<b>Committee:</b>	Development Control		
<b>Date of Meeting:</b>	24 March 2021		
<b>Subject:</b>	Changes in Legislation		
<b>Address:</b>	N/A		
<b>Applicant:</b>	N/A		
<b>Report Author:</b>	Head of Planning		
<b>Contact Officer:</b>	Gemma Clark		
<b>Implications:</b>	Legal	<input checked="" type="checkbox"/>	Community Safety <input checked="" type="checkbox"/>
	Equalities	<input checked="" type="checkbox"/>	Environment <input checked="" type="checkbox"/>
	Financial	<input type="checkbox"/>	Consultations <input checked="" type="checkbox"/>
	Staffing	<input type="checkbox"/>	Other <input checked="" type="checkbox"/>
<b>Wards Affected:</b>	Stopsley		

## Purpose

1. The purpose of this report is to address some of the key changes to planning legislation which has been released in 2020. The changes have been set out in Business & Planning Act 2020, Use Class Reform, Coronavirus Regs and various Statutory Instruments relating to Permitted Development.
2. The main changes have been set out below for your information.

## **Business and Planning Act 2020**

### **1.0 Construction working hours in England**

#### **1.1 Summary**

Fast track applications can be made to local planning authorities to relax planning conditions restricting construction working hours.

#### **1.2 Important information**

- The new application route applies where planning permission has been granted for the development of land, subject to a condition restricting site working hours, or a condition requiring the submission of a construction management plan (which limits working hours).
- It does not apply to householder development. This means applications cannot be made under this route to extend working hours for proposals to alter or enlarge a single house (including works within the curtilage (boundary/garden)).
- Requires application, which LPA's have 14 days to determine.

- The relaxation can last up to 1 April 2021 after which it shall cease to have effect.

### **1.3 Relevant legislation**

The Business and Planning Act 2020, Chapter 16, Part 3, inserting section 74B – 74D into the Town and Country Planning Act 1990

### **1.4 Effective from**

22 July 2020

### **1.5 Implication for Luton**

The Planning Authority are still trying to protect sensitive areas, such as residential by ensuring the construction hours are not excessive.

## **2.0 Extension of certain permissions and consents**

### **2.1 Summary**

The Business and Planning Act 2020 temporarily enables certain planning permissions including listed building consents in England which have lapsed or are due to lapse during 2020 to be extended.

### **2.2 Important information**

- Any permissions including listed building consents that have lapsed or due to lapse between 23rd March and 31st December 2020, will be extended until 1st May 2021.
- Additional Environmental Approval (28 days to approve- then approved) If permission lapsed before 19th August 2020. Habitat Regulations Assessment and EIAs.
  - No forms. Written application. No Fee.
  - No conditions. Right of appeal under S78 T&CPA.

### **2.3 Relevant legislation**

The Business and Planning Act 2020 Chapter 16, Part 3 temporarily inserts sections 93A to 93F into the Town and Country Planning Act 1990 and 18A into the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **2.4 Effective from**

22 July 2020

### **2.5 Implication for Luton**

This is in recognition of the effect coronavirus has had on the planning system and the construction sector and in particular the delays it has caused to the commencement of new development. This extension will allow the commencement of the planning permissions and listed building consents without the need for a new application.

## **The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020**

### **3.0 Use Class Reform**

#### **3.1 Summary**

The current use classes have been amended and in many cases collated with other existing classes to create new broader use classes. The effect of this is that developers will be able to change a building between a wider ranges of uses without the need to submit a full application for planning permission to the Local Authority. Effectively three new use classes have been created. (Class E, F.1 and F.2)

However, some uses have been moved out of the use classes into a 'sui generis' designation, meaning planning permission is required to change a building to that use, or from that use to another.

#### **3.2 What's changed?**

##### **New Class E**

The following uses will become Class E (Commercial, business and service uses)

- Most shops (currently A1)
- Financial services (currently A2),
- Cafes and restaurants (currently A3)
- Office (currently B1a)
- Research and development (currently B1b)
- Light industry (currently B1c)
- Clinics, health centres, crèches, day nurseries and day centres (currently D1)
- Gymnasiums, indoor recreations not involving motorised vehicles or firearms (currently D2)

##### **New Class F.1**

A new Class F.1 is created for the following institutional type uses:

- Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts (formerly D1)

## **New Class F.2**

A new Class F.2 is created for the following local community uses:

- Shops less than 280m<sup>2</sup> mostly selling essential goods, including food and at least 1km from another similar shop (formerly A1)
- Halls or meeting places for the principal use of the local community and indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms (formerly D2)

## **Sui Generis**

The following community valued uses will become sui generis so will not benefit from any permitted changes of use, meaning planning permission is required to change a building to that use, or from that use to another.

- Pubs (formerly A4)
- Takeaways (formerly A5)
- Cinemas, concert halls, bingo halls and dance halls (formerly D2)

### **3.3 Important information**

From the 1<sup>st</sup> September 2020, changes to another use, or mix of uses, within this Class E do not require planning permission. Bringing these uses together and allowing movement between them will give businesses greater freedom to adapt to changing circumstances and to respond more quickly to the needs of their communities.

For any planning applications submitted before 1 September 2020, the Use Classes in effect when the application was submitted will be used to determine the application.

For any reference to Permitted Development rights, and for restrictions to them or applications for Prior Approval, the Use Classes in effect prior to 1 September 2020 will be the ones used until the end of July 2021 (this is defined as the 'material period' in legislation).

### **3.4 Relevant legislation**

The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020

### **3.5 Effective from** 1 September 2020

### **3.6 Figure 1**

New Use Class	Uses that can be changed from and to without the need for a full planning application	Pre- 1 September 2020 Use Class
E	Shop	A1
	Financial and professional services	A2
	Café or restaurant	A3
	Office other than financial and professional services	B1a
	Research and development	B1b
	Light industry that can be carried out in a residential area	B1c
	Clinics, health centres, crèches, day nurseries	D1
	Gymnasiums, indoor recreation	D2
F1	Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts	D1
F2	Shops up to 280m <sup>2</sup> in area selling essential goods, at least 1km from a similar shop	A1
	Hall or meeting place for the local community	D2
	Indoor or outdoor swimming pools, skating rinks, outdoor sports and outdoor recreation	D2
Sui generis	Pubs and drinking establishments	A4
	Take away	A5
	Cinemas, concert halls, bingo halls and dance halls	D2

#### Use Classes Unaffected by the Changes

Use Class	Use
B2	General industrial
B8	Storage
C1	Hotels, boarding houses, guest houses
C2	Residential institutions
C2a	Secure residential institutions
C3	Houses
C4	Houses of multiple occupation

## 3.7 Implications for Luton

There is greater flexibility for owners/occupiers to make changes which will impact on the policies contained within the Local Plan, specifically within the key shopping areas.

### New PD Rights / Prior Approvals

## 4.0 Class A – New dwellings on detached blocks of flats (subject to prior approval)

### 4.1 Summary

The Order introduces a new permitted development right, Class A allowing for the construction of additional dwellinghouses. The new permitted development right allows work for the construction of up to 2 storeys to create new flats on

the topmost residential storey of a building which is an existing purpose-built, detached block of flats.

## 4.2 What's allowed?

- Upwards extension up to two additional storeys above the existing topmost residential storey of a purpose built, detached block of flats.
- Engineering operations necessary for the construction of the additional storeys are allowed.
- Replacement of existing plant or installation of additional plant on the roof necessary to service the new dwellings.
- Construction of fire escape via additional external doors or external staircases.
- Storage, waste and other ancillary facilities necessary to support the new dwellings.

## 4.3 What's not allowed?

- If permission to use any building as a dwellinghouse has been granted only by virtue of Class M, N, O, P, PA or Q of Part 3 of this Schedule;
- If the building is less than 3 storeys in height, above ground level.
- the building was constructed before 1st July 1948, or after 5th March 2018;
- that the right is subject to a maximum height limit for the newly extended building of 30 metres, excluding plant and the additional storeys must be built on the principal part of the building;
- that the floor to ceiling height of any additional storey must not be more than 3m in height or higher than the floor to ceiling height of any storey of the principal part of the existing building (whichever is lesser);
- that the overall height of the roof of the extended building must not be more than 7m higher than the highest part of the existing roof, excluding plant;

## 4.4 Important information

The new permitted development rights are subject to a number of limitations; such as development is not permitted in certain locations including protected land, Special scientific interest, airfields (3km of the perimeter of an aerodrome), dangerous sites, military site or heritage buildings / scheduled monuments.

It is also subject to number of conditions relating to transport, external appearance, air traffic, contamination, flood zones, cohesive uses, daylight, protected views and neighbouring amenity, which will be assessed as part of the prior approval process by the local planning authority. If prior approval is granted there will also be conditions relating to construction management plans and completion within 3 years.

## **4.5 Relevant Legislation**

Introduced by Town and Country Planning (Permitted Development and Miscellaneous Amendments) (England) (Coronavirus) Regulations 2020 which inserted Class A into Part 20 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 and then amended by The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020.

## **4.6 Effective from**

1 August 2020

## **5.0 Class AA – enlargement of a dwellinghouse by construction of additional storeys (subject to prior approval) Permitted Rights to extend existing homes**

### **Summary**

The new Permitted Development right allows existing houses which are detached, semi-detached or in a terrace to be extended upwards to provide additional living space by constructing additional storeys.

## **5.1 What's allowed?**

- Upwards extensions of up to two additional storeys on the topmost storey of a detached house, where the existing house consists of two storeys or more above ground level; or one additional storey above ground level on a detached house of one storey.
- In a terrace of 2 or more houses (which includes semi-detached houses) it also allows the construction of up to 2 additional storeys on the topmost storey of a house of 2 storeys or more, or 1 additional storey on a house of 1 storey above ground level.
- Existing accommodation in the basement or roof space of an existing house which includes a loft extension is not considered as a storey for the purposes of this PD right and the additional storeys must be built in the principal part of the house.
- The right applies to houses built after 1 July 1948 and before 28 October 2018.
- Engineering operations necessary for the construction of the additional storeys are allowed.

## **5.2 What is not allowed?**

- Developments in Conservation Areas, National Parks and the Broads, areas of outstanding natural beauty or sites of special scientific interest
- Houses where permission was granted by a change of use under Class M, N, O, P, PA or Q of Part 3i of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); and
- If the existing house has been enlarged by the addition of one or more storeys above the original house, whether in reliance on the permission granted by Class AA or otherwise.
- that the building will not after the works be more 18 metres high;
- that the overall height of roof after the works does not exceed the height of the highest part of the roof of the existing house by more than 3.5 metres, where the existing house is one storey, or 7 metres, where the existing house is more than one storey;
- that where the house is in a terrace, its height cannot be more than 3.5m higher than the next tallest house in the terrace and in the case of a semi-detached house, the height of the highest part of the roof of the building with which it shares a party wall or which has a main wall adjoining its main wall;
- that the floor to ceiling height of any additional storey, measured internally, will not be more than 3m in height or higher than the floor to ceiling height, measured internally, of any storey of the principal part of the existing house (whichever is lower);
- It cannot have visible structures attached to the existing exterior of the elevations. Only engineering operations that include strengthening existing walls and foundations are permitted.

## **5.3 Important information**

The new permitted development rights are subject to a number of limitations and conditions relating to use as a dwellinghouse, external appearance, air traffic, flood, protected views and neighbouring amenity, which will be assessed as part of the prior approval process by the local planning authority. If prior approval is granted there will also be conditions relating to construction management plans and completion within 3 years.

## **5.4 Relevant Legislation**

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020. (No.755) inserts the new Class AA (enlargement of a dwelling-house by construction of additional storeys) to amend Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.



## **5.5 Effective from**

31 August 2020

## **5.6 Implications for Luton**

This right “could provide more space for growing families, or to accommodate elderly relatives, without having to move house” and that the measures will support economic recovery from COVID-19 by encouraging development.

## **6.0 Class ZA – demolition of buildings and construction of new dwellinghouses in their place**

### **6.1 Summary**

Class ZA allows for the demolition of certain single detached buildings in existence on 12 March 2020 to replace it with an individual detached block of flats or a single detached dwellinghouse within the footprint of the old building.

### **6.2 What’s allowed?**

- Demolition of a single detached building in existence on 12 March 2020 that was used for office, research and development or industrial processes, or a free-standing purpose-built block of flats.
- Replacement with an individual detached block of flats or a single detached dwellinghouse within the footprint of the old building.

### **6.3 What’s not allowed?**

- The old building should have a footprint no larger than 1,000 square metres and be no higher than 18m.
- The old building must have been built before 1990 and have been vacant for at least six months before the date of the application for prior approval.
- The right provides permission for works for the construction of a new building that can be up to two storeys higher than the old building.
- that the overall height of the roof of the new building must not be more than 7m higher than the highest part of the old roof, excluding plant; or 18m above ground level.
- The new exterior wall must not be any nearer the highway than the old building.
- Any new storey created must not have a floor to ceiling height greater than the old buildings floor to ceiling height or 3m, whichever is lower.

### **6.4 Important information**

The new permitted development rights are subject to a number of limitations and conditions relating to transport, external appearance, air traffic, contamination risk, flood zones, design, daylight, and impact of commercial

premises on future occupiers e.g, noise, protected views, neighbouring amenity, method of demolition, landscaping plans, which will be assessed as part of the prior approval process by the local planning authority. If prior approval is granted there will also be conditions relating to construction management plans and completion within 3 years.

## **6.5 Relevant Legislation**

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 3) Order 2020. (SI.756) inserts the new Class ZA (Demolition of buildings and construction of new dwellinghouses in their place) to amend Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

## **6.6 Effective from**

31 August 2020

## **6.7 Implications for Luton**

Demolition of certain buildings to accommodate additional dwellings.

### **Permitted development for the construction of new homes**

## **7.0 Class AA –new dwelling-houses on detached buildings in commercial or mixed use**

### **7.1 Summary**

Class AA permits construction of up to two new storeys of flats on top of detached buildings in commercial or mixed use, including where there is an element of residential use.

### **7.2 What's allowed?**

- Class AA permits the construction of up to two new storeys of flats on top of existing, detached, free-standing buildings of 3 storeys or more above ground level in commercial or mixed use as shops (A1), financial and professional services (Class A2), restaurants and cafes (Class A3), or offices (Class B1(a)), or as betting shops, pay day loan shops or launderettes, or in mixed use combining two or more of these uses including a mixed use with an element of housing.

### **7.3 What isn't allowed?**

- that on 5 March 2018 the building was in the relevant commercial use or mixed use or residential use under Class C3 of the Schedule to the Use Classes Order;

- that the right is subject to a maximum height limit for the newly extended building of 30 metres, excluding plant and the additional storeys must be built on the principal part of the building;
- that the floor to ceiling height of any additional storey must not be more than 3m in height or higher than the floor to ceiling height of any storey of the principal part of the existing building (whichever is lesser);
- that the overall height of the roof of the extended building must not be more than 7m higher than the highest part of the existing roof, excluding plant;
- Engineering operations, it cannot have visible structures attached to the existing exterior of the elevations. Only engineering operations that include strengthening existing walls and foundations are permitted.
- Replacement plant to facilitate the development. Works to facilitate safe access and egress including fire escape via additional doors and external staircases.
- Construction works to facilitate storage, waste and other reasonable ancillary facilities for the new dwellings.

## **7.4 Important information**

The new permitted development rights are subject to a number of limitations; such as development is not permitted in certain locations including protected land, Special scientific interest, airfields (3km of the perimeter of an aerodrome), dangerous sites, military site or heritage buildings / scheduled monuments.

It is also subject to number of conditions relating to transport, external appearance, air traffic, contamination, flood zones, cohesive uses, daylight, and impact of commercial premises on future occupiers e.g. noise, protected views and neighbouring amenity, which will be assessed as part of the prior approval process by the local planning authority. If prior approval is granted there will also be conditions relating to construction management plans and completion within 3 years.

## **7.5 Relevant legislation**

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 which inserted Class AA to Part 20 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015.

## **7.6 Effective from**

31 August 2020

## **7.7 Implications for Luton**

This will result in taller commercial or mixed use buildings that will accommodate additional dwellings.

## **8.0 Class AB (new dwelling-houses on terrace buildings in commercial or mixed use)**

### **8.1 Summary**

Class AB permits the construction of new flats on top of terrace buildings (including semi-detached buildings) in commercial or mixed (including residential) use; two storeys may be added if the existing building is two or more storeys tall, or one additional storey where the building consists of one storey.

### **8.2 What's allowed?**

- Class AB permits the construction of new flats on top of terrace buildings (including semi-detached buildings) in commercial or mixed use as shops (A1), financial and professional services (Class A2), restaurants and cafes (Class A3), or offices (Class B1(a)), or as betting shops, pay day loan shops or launderettes, or in mixed use combining two or more of these uses including a mixed use with an element of housing.
- Up to two storeys may be added if the existing building is two or more storeys tall above ground level, or one additional storey where the building consists of one storey.

### **8.3 What's not allowed?**

- that on 5 March 2018 the building was in use in the relevant commercial use or mixed use or within Class C3 of the Schedule to the Use Classes Order;
- that the building will not, after the works, be more than 18m high and no more than 3.5m higher than the next tallest building in the terrace (excluding plant);
- that the floor-to-ceiling height of any additional storey will not be more than 3m in height or higher than the floor to ceiling height of any storey of the principal part of the existing building (whichever is lesser);
- that the overall height of the roof of the extended building must not be more than 3.5m higher where the existing building is one storey or 7m higher where the existing building is more than one storey than the highest part of the existing roof, again excluding plant;
- that the existing house has not been enlarged by the addition of one or more storeys above the original house, whether in reliance on the permission granted by Class AB or otherwise;
- Engineering operations, it cannot have visible structures attached to the existing exterior of the elevations. Only engineering operations that include strengthening existing walls and foundations are permitted.

- Replacement plant to facilitate the development. Works to facilitate safe access and egress including fire escape via additional doors and external staircases.
- Construction works to facilitate storage, waste and other reasonable ancillary facilities for the new dwellings.

## **8.4 Important information**

The new permitted development rights are subject to a number of limitations; such as development is not permitted in certain locations including protected land, Special scientific interest, airfields (3km of the perimeter of an aerodrome), dangerous sites, military site or heritage buildings / scheduled monuments.

It is also subject to number of conditions relating to transport, external appearance, air traffic, contamination risk, flood zones, cohesive uses, daylight, and impact of commercial premises on future occupiers e.g, noise, protected views and neighbouring amenity, which will be assessed as part of the prior approval process by the local planning authority. If prior approval is granted there will also be conditions relating to construction management plans and completion within 3 years.

## **8.5 Relevant legislation**

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 which inserted Class AB to Part 20 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015

## **8.6 Effective from**

31 August 2020

## **8.7 Implications for Luton**

This will result in taller commercial or mixed use buildings that will accommodate additional dwellings.

## **9.0 Class AC (new dwelling-houses on terrace buildings in use as dwelling-houses)**

### **9.1 Summary**

Class AC permits the construction of new flats on top of terrace dwellinghouses (including semi-detached houses); two storeys may be added if the existing building is two or more storeys tall, or one additional storey where the building consists of one storey.

## 9.2 What's allowed?

- Class AC permits the construction of new flats on top of terrace houses (including semi-detached houses);
- two storeys may be added if the existing building is two or more storeys tall above ground level, or one additional storey where the building consists of one storey above ground level.

## 9.3 What's not allowed?

- that on 5 March 2018 the building was in residential use under Class C3 of the Schedule to the Use Classes Order or the relevant commercial or mixed uses;
- that the building will not, after the works, be more than 18m high and that highest the newly extended building of 18 metres, and it cannot be more than 3.5 metres higher than the next tallest house in the terrace;
- that the floor-to-ceiling height of any additional storey will not be more than 3m in height or higher than the floor to ceiling height of any storey of the principal part of the existing building (whichever is lesser);
- that the overall height of the roof of the extended building must not be more than 3.5m higher where the existing building is one storey or 7m higher where the existing building is more than one storey than the highest part of the existing roof;
- that the existing house has not been enlarged by the addition of one or more storeys above the original house, whether in reliance on the permission granted by Class AA or otherwise;
- It cannot have visible structures attached to the existing exterior of the elevations. Only engineering operations that include strengthening existing walls and foundations are permitted.

## 9.4 Important information

The new permitted development rights are subject to a number of limitations; such as development is not permitted in certain locations including protected land, Special scientific interest, airfields (3km of the perimeter of an aerodrome), dangerous sites, military site or heritage buildings / scheduled monuments.

It is also subject to number of conditions relating to transport/highways, external appearance /materials, windows (must not be in side elevation), roof pitch, air traffic, flood zones, daylight, protected views and neighbouring amenity, which will be assessed as part of the prior approval process by the local planning authority. If prior approval is granted there will also be conditions relating to construction management plans and completion within 3 years.

## **9.5 Relevant legislation**

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 which inserted Class AC to Part 20 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015

## **9.6 Effective from**

31 August 2020

## **9.7 Implication for Luton**

Taller houses to accommodate additional residential space.

## **10.0 Class AD (new dwelling-houses on detached buildings in use as dwelling-houses)**

### **10.1 Summary**

Class AD permits the construction of new flats on top of detached dwellinghouses; two storeys may be added if the existing building is two or more storeys tall, or one additional storey where the building consists of one storey.

### **10.2 What's allowed?**

- Class AD permits the construction of additional storeys on detached houses;
- two storeys may be constructed on the top most storey of a detached house if the existing building is two or more storeys tall above ground level, or one additional storey where the building consists of one storey above ground level.

### **10.3 What's not allowed?**

- that the buildings have to have been in residential use under Class C3 or in the relevant commercial or mixed uses on 5 March 2018;
- that the right is subject to a maximum height limit for the newly extended building of 18 metres;
- that the floor-to-ceiling height of any additional storey will not be more than 3m in height or higher than the floor to ceiling height of any storey of the principal part of the existing building (whichever is lesser);
- that the overall height of the roof of the extended building must not be more than 3.5m higher where the existing building is one storey or 7m higher where the existing building is more than one storey than the highest part of the existing roof;



- that the existing house has not been enlarged by the addition of one or more storeys above the original house, whether in reliance on the permission granted by Class AA or otherwise;
- It cannot have visible structures attached to the existing exterior of the elevations. Only engineering operations that include strengthening existing walls and foundations are permitted

## 10.4 Important information

The new permitted development rights are subject to a number of limitations; such as development is not permitted in certain locations including protected land, Special scientific interest, airfields (3km of the perimeter of an aerodrome), dangerous sites, military site or heritage buildings / scheduled monuments.

It is also subject to number of conditions relating to transport/highways, external appearance /materials, windows (must not be in side elevation), roof pitch, air traffic, flood zones, daylight, protected views and neighbouring amenity, which will be assessed as part of the prior approval process by the local planning authority. If prior approval is granted there will also be conditions relating to construction management plans and completion within 3 years.

## 10.5 Relevant Legislation

The Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 2) Order 2020 which inserted Class AD to Part 20 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015

## 10.6 Effective from

31 August 2020

## 10.7 Implication for Luton

Taller houses to accommodate additional dwellings.

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<sup>i</sup> Class M – retail or betting office or pay day loan shop to dwellinghouses, Class N – specified sui generis uses to dwellinghouses, Class O – offices to dwellinghouses, Class P – storage or distribution centre to dwellinghouses, Class PA – premises in light industrial use to dwellinghouses, Class Q – agricultural buildings to dwellinghouses