

Open Planning and My Space Pod

Open Planning consultants are advisers to My Space Pod, a specialist off site modular building systems developer that have linked up with the leading engineering and production teams to develop the state of the art living accommodation designed by Will Alsop.

The modular pods are massively strong as the shells are made from pre-fabricated steel ISO shipping containers that are re-engineered, modified and designed to be a “plug and play” modular system. The pods are suitable for numerous applications in providing quick build accommodation solutions in locations where people need to be.

My Space Pod modular building system has been assessed by British Board of Agrément for compliance with current UK building regulations and method of production and awarded the BBA Certificate validating the product design life of at least 60 years.

Permitted Development

There is a right to undertake certain types of development without the need to apply for planning permission. These are called **permitted development rights** and are described in this briefing note. The Town and Country Planning (General Permitted Development) Order 1995 is the principal order which determines permitted development rights

Permitted Development Rights - Dwellings

Providing that it is not attached to a dwelling, the placement of a pod within the curtilage of a dwellinghouse will be permitted development providing it is required for a purpose incidental to the enjoyment of the dwellinghouse and the following criteria are met:

- The total area of ground covered by the pod does not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse but including extensions).
- No part of the pod will be located on land forward of a wall forming the principal elevation of the dwellinghouse.
- The pod will be single storey.
- If located within 2 metres of the boundary of the curtilage of the dwellinghouse it is less than 2.5 metres in height or 3 metres in any other location
- It would not include the construction or provision of a veranda, balcony or raised platform.
- It is not located within the curtilage of a listed building.
- For the purposes of these permitted development limits, a dwellinghouse includes a house or bungalow, whether terraced, semi-detached or detached but it does not include a flat or a building containing one or more flats.

For locations within a World Heritage Site, National Park, Area of Outstanding Natural Beauty or the Broads, the total ground area of the pod must not exceed 10 sq m if it is to be located more than 20 metres from any wall of the dwellinghouse or be located between a wall forming the side elevation of the dwelling and the boundary of the curtilage. This latter provision also applies to a dwellinghouse located within a Conservation Area.

Permitted Development Rights – Schools, Colleges, Universities or Hospitals

Providing that it is used for the provision of education any medical or health services, the placement of the pod within the curtilage of a school, college, university or hospital will be permitted development providing the following criteria are met:

- The cumulative total floor space of any pods erected on a particular site (other than the original school, college, university or hospital buildings) would not exceed 25% of the total floor space of the original school, college, university or hospital buildings on that site
- the cumulative total floor space of pods erected on a particular site (other than the original school, college, university or hospital buildings) would not exceed 100 square metres or exceed 5 metres in height;
- no part of the pod erected would be within 5 metres of the boundary of the site;
- where, as a result of the development, any land, used as a playing field immediately before the development took place, can still be used
- The pod is not within the curtilage of a listed building

For more information please contact Open Planning on [020 8318 9725](tel:02083189725) or alang-j@openplanning.co.uk