

Planning for a derelict house

I'm interested in a piece of land, with planning complications. There's a derelict 1930s wooden bungalow on site that hasn't been occupied for 30 years. Within the area there's been a lot of backland building, including new bungalows either side of this land. Yet, the land has been refused planning on at least three occasions. I've spoken with the planning officer who said that they'd prefer it to go back to natural pasture. Do we have any chance for planning?

Where properties have a long planning history of refused applications, it usually means that there are some fundamental issues concerning its development. In this case it seems that the submitted applications have all fallen foul of the fact that the property was abandoned.

As the property has long been abandoned and is now derelict, planning law considers that the residential use of the site has lapsed. This means that any attempt to redevelop the site would be considered in the same way as if it were a new build.

The planning authority has a strong policy backing upon which to resist any further attempts to secure consent for redevelopment. In this case and under the current policy framework, I would suggest that planning permission would again be unlikely, especially given the history of the site.