



Planning Permission for a derelict house

There's an old ruined cottage (one wall remains standing) in a clearing in a nearby woodland which we'd like to buy from a local farmer; what are our chances of obtaining planning permission to rebuild it or even replace it with another house? There's currently a track leading to the cottage, so access is available.

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. Therefore, it would be highly unlikely that planning permission would be granted for a normal residence, given its position outside a settlement.

Furthermore, given the derelict state of the structure, planning permission could not be sought for a conversion to residential use, given that most Local Plan policies of this nature require buildings to be structurally sound. Unfortunately, I would consider that there is little hope of developing a new residential property on this site.