

The Covid-19 pandemic has created numerous challenges for businesses, many unforeseen, greatly influencing and altering the way we all live and work. This guidance is intended to provide key information and links, in relation to retail, financial and professional service uses, which will facilitate the adaptability and diversity of Ceredigion's businesses and support the County's economic recovery.

Change of Use

Planning permission is not required when changing the use of a building or land when both the existing and proposed use fall within the same use class. If the current use falls within A2 (Financial and Professional Services), it may be changed to an A1 (Shops) use providing the premises has a display window at ground level. Similarly, an A3 (Food and Drink) establishment may be changed to either an A1 or A2 use without planning permission. For more information on change of use, please see the associated [guidance](#).

Examples of Permitted Change of Use

- From a bank (A2) into a hairdressers (A1).
- From a café (A3) into a florist (A1).
- From a restaurant (A3) into an estate agents (A2).
- Conversion of a space above a shop into a single flat (dwelling).
- From a car showroom (unique use) into a retail warehouse (A1).

Examples of Change of Use Requiring Permission

- From a florist (A1) into a café (A3).
- From a hairdressers (A1) into a tattoo parlour (Sui Generis).
- From a sandwich bar (A1) to a cocktail bar (A3).
- From a post office (A1) into an estate agents (A2).
- From a nail bar (Unique Use) into a hairdressers (A1).

Development Proposals

Some development proposals may not require planning permission. Such forms of development are referred to as 'permitted development'. It should be noted that proposals classified as permitted development are governed by strict conditions and limitations which should be consulted prior to the commencement of any work. For a more comprehensive list of permitted development rights, and their associated conditions and limitations, please see the associated [guidance](#).

Examples of Permitted Development

- Extensions and alterations.
- The erection or construction of a trolley store.
- The erection or construction of a refuse store.
- The erection or construction of a cycle store.
- The installation, alteration or replacement of CCTV.
- The painting of a building's exterior.
- The installation of lighting.
- The maintenance of fascias.
- The installation of solar panels and solar equipment.

Removal of Permitted Development Rights

In certain circumstances and areas, permitted development rights may be restricted or withdrawn. This most commonly applies to designated areas such as conservation areas and listed buildings. Proposals relating to the aforementioned may also require additional consents. Ceredigion County Council, as the Local Planning Authority, further possesses the right to withdraw certain permitted development rights through the issuing of an Article 4 Direction or as planning conditions attached to a specific permission. Permitted development limitations and conditions, alongside information on additional consents, can be found in detail within the associated [guidance](#).

Temporary Uses & Structures

The provision of temporary and moveable structures is permitted if they are required in connection with, and for the duration of, operations being carried out, on, in, under or over that land or on adjoining land. The use of any land for any purpose, for no more than 28 days in total in any calendar year, also constitutes permitted development providing no more than 14 days in total is to be used for a market or motor vehicle racing. For the full limitations and conditions, please see the associated [guidance](#).

Further Information

If you have any queries surrounding a specific proposal, a pre-application meeting can be arranged with Ceredigion County Council's Development Management Service. Please consult the [Pre-application Guidance Document](#) for further details about this service, including development categories and associated fees. For additional information on national and local planning policy, guidance and legislation, a selection of useful links have been provided below.

Useful Links

[Planning and Compulsory Purchase Act 2004](#)
[Planning \(Wales\) Act 2015](#)
[Planning Policy Wales: Edition 11](#)
[Welsh Government: Use Classes](#)
[Welsh Government: Planning Guidance](#)
[Ceredigion Local Development Plan](#)
[Aberystwyth Shopfront Supplementary Planning Guidance](#)
[Built Environment and Design Supplementary Planning Guidance](#)
[Planning Portal Wales: Permitted Development](#)
[Technical Advice Notes](#)
[Associated Planning Guidance](#)



Mae'r ddogfen hon hefyd ar gael yn Gymraeg
This document is also available in Welsh

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Change of Use

Planning permission is not required when changing the use of a building or land when both the existing use and proposed use fall within the same use class. In addition, you do not have to submit a planning application when changing from a B1 (Business) or B2 (General Industrial) use to a B8 (Storage and Distribution) use providing it does not exceed 500m² of floor space. Changes from B2 to B1 uses are also permitted. For more information on change of use, please see the associated [guidance](#).

Examples of Permitted Change of Use

- From office space (B1) to a storage unit (B8) providing floor space does not exceed 500m².
- From an industrial processing facility (B2) to a storage unit (B8) providing floor space does not exceed 500m².
- From an industrial processing facility (B2) to an office space (B1).

Examples of Change of Use Requiring Permission

- From office space (B1) to a dwelling (C3) or to houses of multiple occupation (C4).
- From a storage unit (B8) to a car showroom (Unique Use).
- From office space (B1) to an industrial processing facility (B2).

Development Proposals

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Examples of Permitted Development

- The erection, extension or alteration of industrial buildings and warehouses.
- The erection or construction of a refuse store.
- The erection or construction of a cycle store.
- Development for the purposes of an industrial process.
- The provision or replacement of a hard surface.
- The depositing of waste material.
- The installation, alteration or replacement of solar PV.
- The installation, alteration or replacement of a flue.

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