

Planning (Development of Land Authorisation) Notification

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PLANNING ACT (CHAPTER 232, SECTION 21(6))

PLANNING (DEVELOPMENT OF LAND AUTHORISATION) NOTIFICATION

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G.N. No. S 380/2002

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Citation

1. This Notification may be cited as the Planning (Development of Land Authorisation) Notification.

Authorisation of operations and changes in use involving development of land

2.—(1) Subject to paragraph 3 and any other written law, the following operations

and changes in use involving the development of land are hereby authorised:

- (a) the painting of the exterior of any building;
- (b) the erection of builders' working sheds, contractors' huts, contractors' hoardings, scaffolding and other structures of a similar nature on land under development or about to be developed, in accordance with the permission granted under Part III of the Act and subject to the removal of the structures upon completion of the development;
- (c) the construction of —
 - (i) gates, walls, fences, palings or other similar means of enclosure;
or
 - (ii) posts, pillars and similar structures of a minor nature,
subject to the following conditions:
 - (A) no construction which creates an obstruction to the view of persons using any road open to vehicular traffic, excluding a backlane, at or near any bend, corner, junction or intersection shall be carried out; and
 - (B) sub-paragraph (i) shall not apply to the construction of boundary walls of height exceeding 1.8 metres with bricks, stone, granite or other similar building material or any combination of the same set in mortar or any other binding material, external walls of a building abutting the boundary of the land and retaining walls;
- (d) the use of land for any permitted purpose and the erection and use of any temporary structure in connection therewith for such period or periods not exceeding an aggregate of 90 days in any year, except that —
 - (i) the use of land and the erection and use of any temporary structure shall be subject to the following conditions:
 - (A) the temporary structure shall be removed on the cessation of the permitted purpose for which the temporary structure is erected or on the expiry of the 90 days for which any land and the temporary structure erected thereon may lawfully be used under this sub-paragraph, whichever is the earlier;
 - (B) any approval or licence required from any other relevant authority shall be obtained before the

commencement of the use of land or the erection of any temporary structure; and

(C) the use of land and the erection and use of any temporary structure shall be carried out in compliance with any other written law; and

(ii) the competent authority may, in any particular case, require the submission of an application for planning permission or conservation permission under section 13 of the Act for the purpose of imposing such other conditions in connection with the use of land or the erection and use of the temporary structure as the competent authority may consider necessary;

- (e) the carrying out on land used for agriculture, operations requisite for the use of that land for agriculture, including the erection of fowl houses and the digging of wells and ponds, but excluding the erection of any dwelling-house or other structure not directly related to agriculture;
- (f) the carrying out of works for the maintenance or improvement of a private street within the existing reserve or of any private access road to a building;
- (g) the carrying out of works for the purpose of inspecting, repairing or renewing any private sewers, mains, pipes, cables or other apparatus not maintainable by a public authority or statutory undertaker;
- (h) the change in use of a building from a laundry or dry cleaner's shop, pet shop, bar, pub, restaurant, nightclub, health centre or an amusement centre to a shop;
- (i) the change in use of any part of a commercial building or shophouse to a shop, where such part of the building or shophouse is authorised or approved under the Act for use as an office, a betting outlet, child care centre, commercial school, community building, confectionery, motor vehicle showroom, showroom or sports and recreation building, except that where the part of the commercial building or shophouse is authorised or approved under the Act for use as a child care centre or community building, that part of the commercial building or shophouse must have been previously authorised or approved under the Act for commercial use;
- (j) the erection and display of any sign, placard, board, notice or other device, whether illuminated or not, employed wholly as an advertisement, announcement or direction;

- (k) the addition or enlargement, alteration or improvement of a detached dwelling-house, semi-detached house or terrace house, including the erection of a car porch, garage, lavatory and other out-building, subject to the following conditions:
- (i) the floor area of the addition or enlargement shall not exceed a total of 20 square metres;
 - (ii) the addition or enlargement, alteration or improvement shall not —
 - (A) be effected on more than one occasion;
 - (B) exceed the original height of the dwelling-house;
 - (C) except in respect of an open car porch, extend beyond the front of the dwelling-house or the approved building line;
 - (D) affect road widening or improvement proposals; and
 - (E) obstruct the view of persons using the road; and
 - (iii) sub-paragraphs (i) and (ii) shall not apply to a detached dwelling-house, semi-detached house or terrace house which is constructed of temporary materials;
- (l) the erection and use of a showflat or showhouse in relation to any development for which permission has been granted under Part III of the Act (referred to in this Notification as the permitted development), subject to the following conditions:
- (i) where the showflat or showhouse is erected on land other than the land which is the subject of the permitted development, the written consent of the owner of the first-mentioned land is obtained for the erection of the showflat or showhouse on his land;
 - (ii) the erection and use of the showflat or showhouse do not give rise to, nor are they likely to give rise to, a public nuisance; and
 - (iii) where the showflat or showhouse does not form part of the permitted development, it is removed upon completion of the permitted development or upon the cessation of its use as a showflat or showhouse, whichever is the earlier;