



# Planning Process

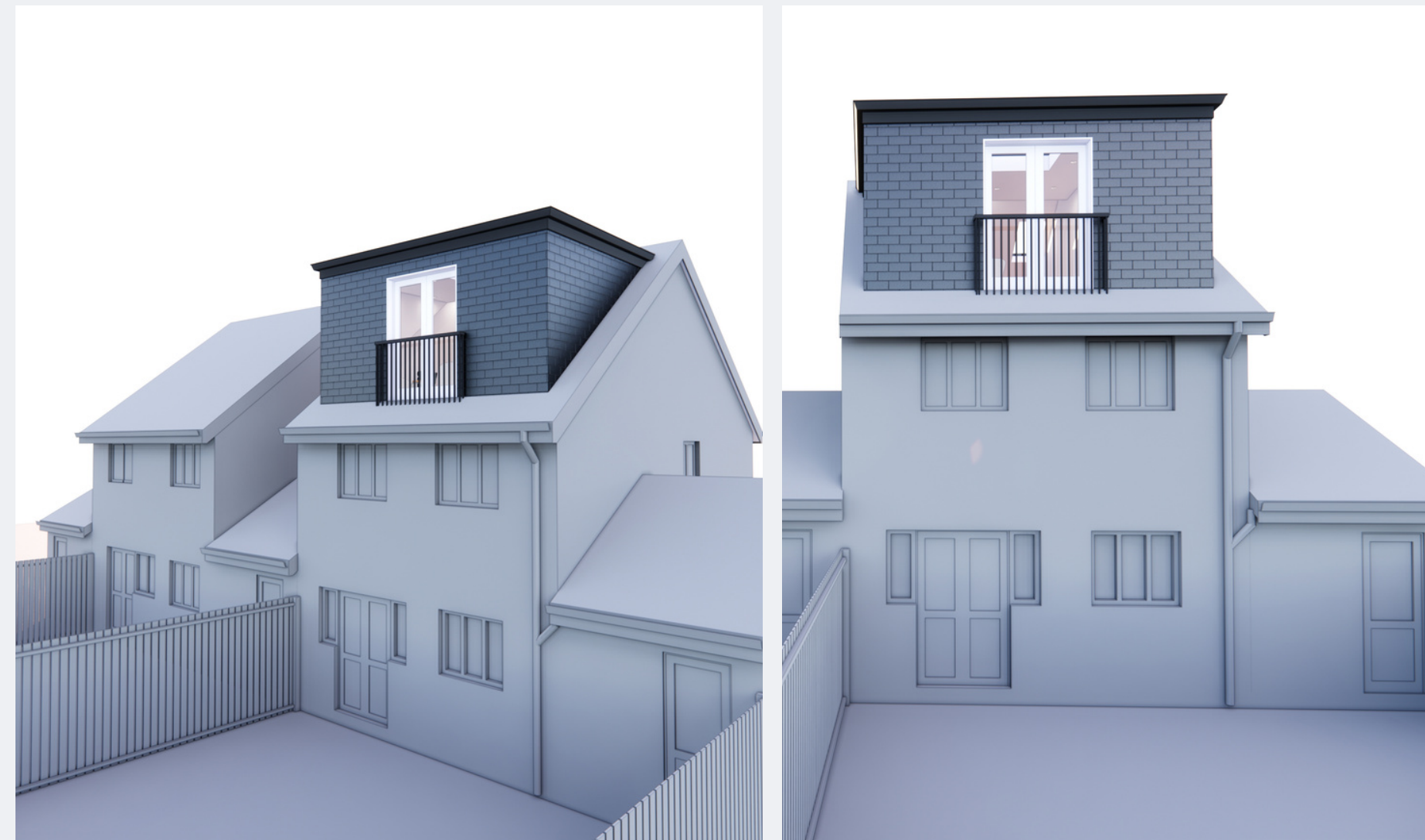


# What to consider for your project:

**Understand exactly the important information you need to know, before planning.**

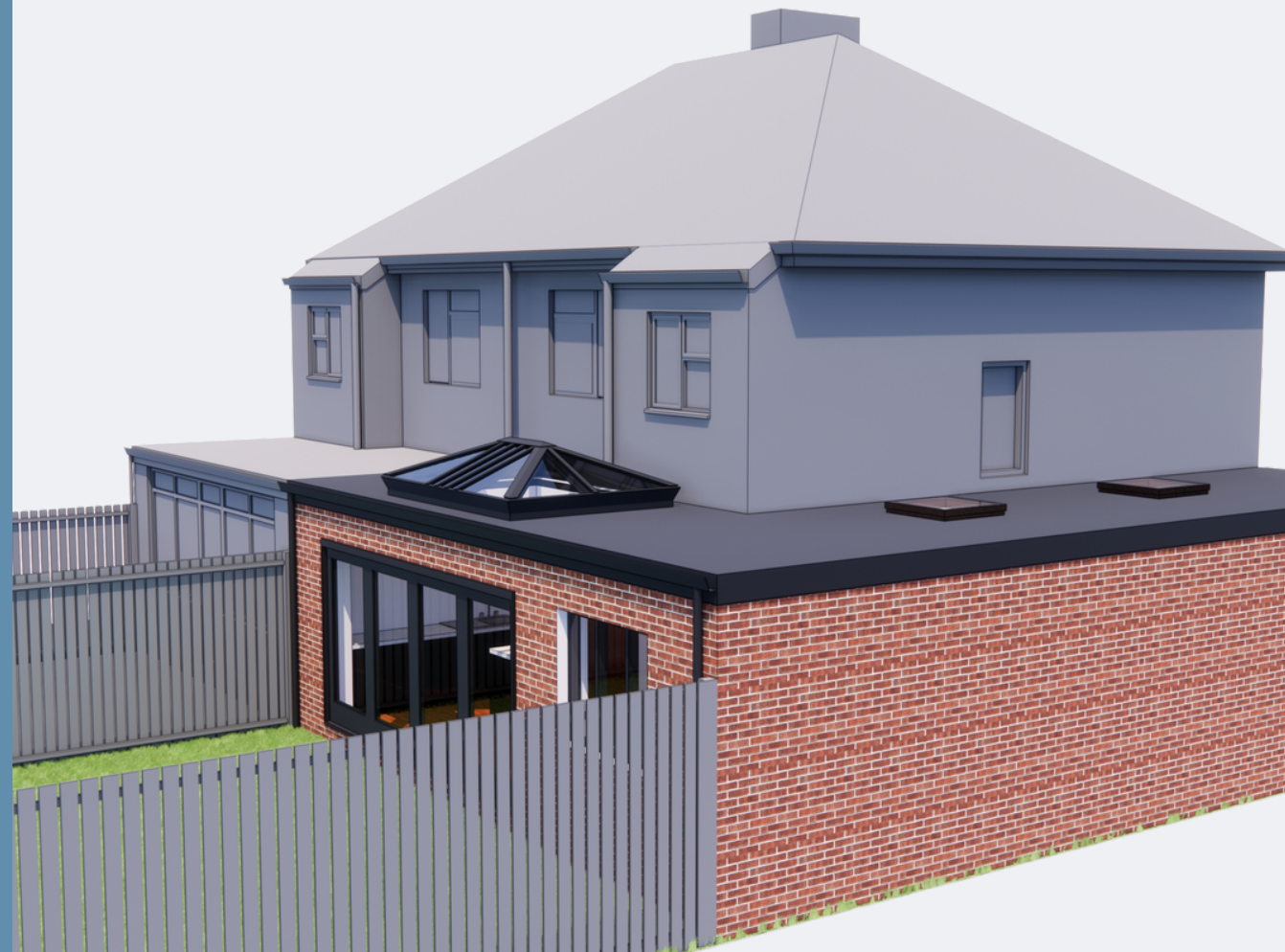
In this guide, we will explain how the planning process works, as well as the different types of planning permission. You will be able to know which type of application you will most likely need for your development.

**If you have any questions, contact us directly on [hello@goplans.co.uk](mailto:hello@goplans.co.uk)**



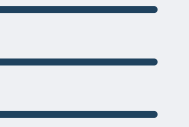
# What is planning permission?

Planning permission refers to consent from your local authority for a proposed building, which is in place to deter inappropriate developments. It's usually required when building a new dwelling or making extensive changes to an existing one. Planning permission is also often the key that turns a piece of agricultural land into a viable building plot.



**Decisions on whether to grant planning permission are made in line with national guidance and the local planning policies set out by the local authority.**

# How to get planning granted?



Make sure you follow these steps for a successful plan approved.

## 01

### Budget

Work out your budget and allow a contingency for unforeseen events. With construction rising and delays in materials and labour, planning ahead has never been more important.

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CONSULTATION, TODAY.**

## 02

### Project idea

After having established a budget and approximate cost for the initial design, we will now need to discuss your project in more detail - the important aspects of your design and make sure these are included within your budget.

We will send you a proposal for your project and budget.

## 03

### Survey

Once the proposal has been accepted, we carry out a detailed architectural survey of your property, which will capture all the room sizes, heights and structural details we need to complete the design. This survey is then used to create existing drawings of your property.

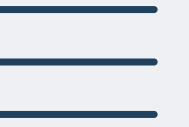
If you wish to save some money and do your own survey, we also offer a guide explaining how to do it.

## 04

### Design

We put your project together, using the latest 3D technology. We then build your proposed plans in a detailed 3D model, which is used to show all the details of your project, in order to help you make all the important decisions before starting the building works.





# 05

## Planning Application

Once you're happy with the design, we prepare and submit the application for you. On certain projects, the council may ask for third party surveys, this can vary a lot from each local authority.

# 06

## Planning Timeline

The application is submitted and the planning fee paid to the local authority. The application then goes through validation, where the planners check if all the documents are compliant. Once the application has been validated (which usually takes around two weeks), the planners set a decision date - which is typically weeks weeks after validation.

# 07

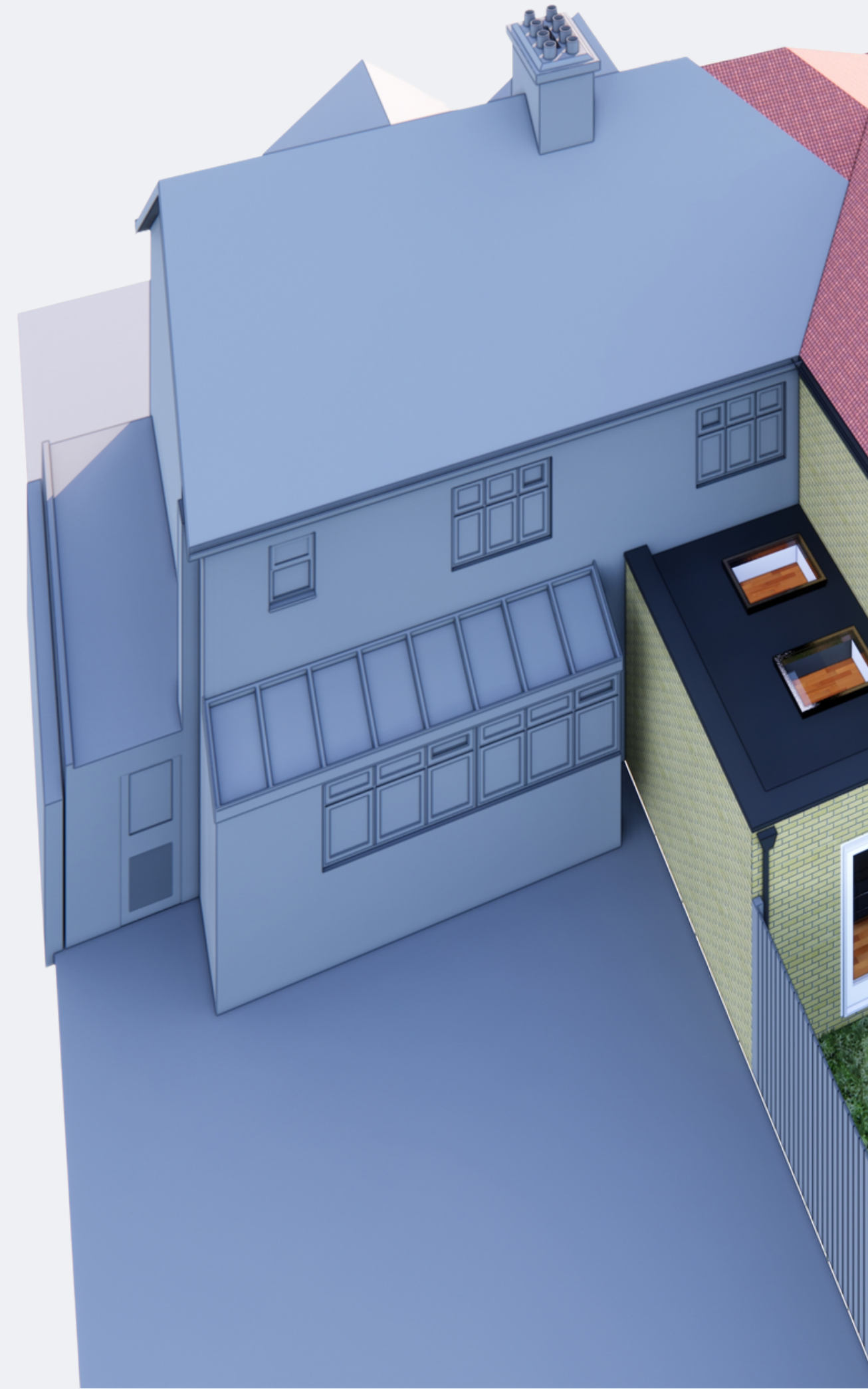
## Planning Approval

This is the decision stage and your plans are successful by getting an approval. If that's the case, the design moves on to building regulations and engineering. Please, see our guides for more info on these. Your approval lasts for three years and, in that time, you must make a "material start", otherwise you will need to reapply.

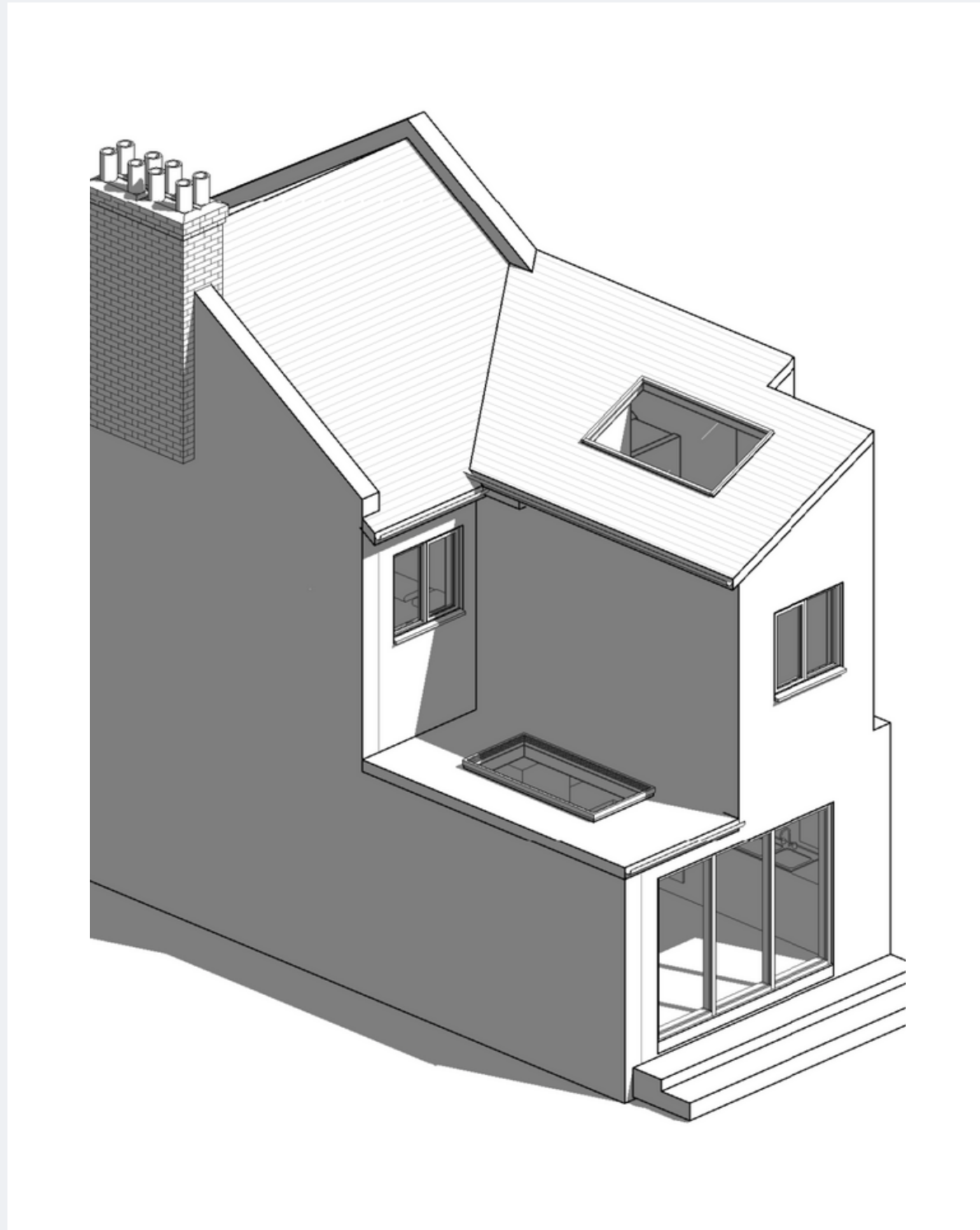


# Types of planning applications

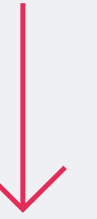
**There are different types of planning applications. Get to understand each one of them better.**







# Permitted Development



The government has set out certain building projects such as loft conversions, 3m rear extensions, single storey side extensions, in order to be identified as a “permitted development”. This means most houses can do these projects without planning permission.

**However**, not all houses have these rights. Therefore, we recommend obtaining a certificate of lawfulness from the planning department, prior to beginning any work on your project. This certificate is proof your extension is lawful. Should you find out you’re in an area that doesn’t have permitted development rights or if you want to build something larger, you will need planning permission.

# Prior Approval

Prior approval sits in-between permitted development and planning permission. It is used for certain extensions, in particular, larger traditionally permitted rear extensions up to 6m on semi-detached and terraced houses or 8m on detached. It's also used for the new government rules to add an extra storey to houses.

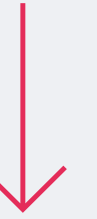
Once submitted, they do not require any additional services. A planning permission application may do as this requires the adjoining neighbours to be notified of your intentions. Permitted development requires none of the above. Should you find out you're in an area that doesn't have permitted development rights or if you want to build something larger – you will need planning permission.







# Planning Permission



Planning permission is similar to a certificate of lawfulness, both require applications to the council and both applications require existing and proposed plans submitting

Once the application has been submitted, the council may ask for additional surveys. When this has been marked as satisfied, the application is valid and takes eight weeks for a decision.

If your project is approved, you will need to obtain building regulation plans prior to beginning work. These are detailed plans of how the building is going to be constructed and they will include any structural engineering you may need. The building regulation plans are then submitted to building control, who will approve the plans prior to construction. Once approved, you can then start working with your chosen contractor.





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