

planning conditions

Proposals for the change of use of land, the construction of new structures and substantial alterations or additions to buildings will, in the majority of instances, require a planning application. DLP Planning as a professional agent can:

- Conduct pre-application enquiries with the Local Planning Authority;
- Collate, submit, and monitor the planning application on your behalf; and
- Keep you updated and informed at all times.

There are different types of planning application and DLP Planning can advise on which type is appropriate for your case.

Outline Applications

The purpose of an outline application is to establish the principles of a development. They are usually used by those seeking a formal agreement on the amount and nature of development that can be accommodated on a site. There are five issues that can be 'reserved' for subsequent determination. These are:

- Layout
- Scale
- Appearance
- Access
- Landscaping

Although Local Planning Authorities (LPA) may require significant levels of detail on these issues, which can add to the cost and time taken to prepare such an application, an outline planning approval does have the advantage of not committing the applicant to the preparation of detailed plans regarding any or all of these five issues at the outline stage - and the expense this entails. The grant of outline permission will normally be subject to conditions requiring the

subsequent approval of one or more of the reserved matters as necessary, unless one or more of the reserved matters have been addressed in detail in the outline proposal.

When determining an outline application the LPA will give detailed consideration to the proposed use and the amount of development. As a minimum outline applications must always include indicative information on design, including:

- Use
- Amount of development
- Layout
- Scale
- Access and accessibility

DLP Planning can help you to gauge how much information is sufficient without incurring unnecessary expense in the early stages.

Full Planning Applications

In many instances there will be merit in obtaining detailed planning permission in the first instance, for example where the principles of development are not in contention. DLP Planning can advise you when this is the case, as well as managing the preparation, collation and submission of the application on your behalf.

Full planning permission will always be required for certain forms of development, for instance the change of use of land or buildings, or if you have carried out development without first seeking planning permission.

Design and Access Statements

Planning law means that most applications must be accompanied by a Design and Access Statement (DAS). A DAS is intended to explain the thought processes behind your application drawings, with reference to the local context and to the means of ensuring adequate and sustainable access. Without an appropriate DAS the Local Planning Authority will refuse to entertain your application.

DLP Planning is experienced in providing Design and Access Statements for a range of development projects, from single infill dwellings to urban extensions containing thousands of new homes.

