

North East Lincolnshire Planning Service

OBTAINING DO I NEED PLANNING PERMISSION/PRE-APPLICATION ADVICE – HOUSEHOLDER DEVELOPMENT GUIDANCE NOTES TO POTENTIAL PLANNING APPLICANTS.

1. Informal Advice (Free)

We provide general advice either on the phone or face to face, about the planning process. Beyond this, in order to obtain site specific advice, you must first pay a fee of £42 (including VAT).

Payment can be made by credit or debit card by visiting [North East Lincolnshire Council](https://www.nelincs.gov.uk) for details, by cheque payable to North East Lincolnshire Council or by bank transfer (details available on request).

2. Do I need planning permission/ Pre-Application Service

Upon payment of the correct fee, and receipt of a completed Do I need Planning Permission Form – Householder Development with the required supporting documentation, we will provide comprehensive and timely advice.

Level of service as explained below:

Householder development:

Householder developments are defined as those within the curtilage of a house (or a single flat) which require an application for planning permission but are not a change of use.

- **Included** in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses including footway crossovers, porches and satellite dishes.
- **Excluded** from householder developments are applications relating to any work to two or more flats, applications to change the number of dwellings (flat conversions, building a separate house in the garden), changes of use to part or all the property to non-residential (including business) uses, anything outside the garden of the property (including stables if in a separate paddock).

This service includes a written response from the case officer following receipt of a valid enquiry, subject to sufficient information.

Depending on the nature of the enquiry, the response will include some, or all, of the following:

- Clarification about whether you need planning or other associated forms of permission, if that is your request.
- A professional opinion on whether your proposal is likely to obtain planning permission and if not, what changes are recommended to make it acceptable.
- Reference to any previous applications at the site where relevant. April 2020
- Details of the planning policies relevant to the council's consideration of your plans.
- Advice on whether a meeting with a case officer would be helpful

3. Exemptions

Exemptions to paying for do I need planning permission/pre-application advice will be applied consistent with those exemptions for planning applications (except for the last item), namely:

- People with disabilities - The fee would be exempt if the proposed works are to create access for, or to provide for or improve the safety, health or comfort of a disabled person.
- Registered charities - exempt if the development was in association with the charity.
- Town and Parish Councils.
- Listed Building applications (any works which would only require listed building consent and not a full application).
- Applications made by North East Lincolnshire Council or upon its behalf.