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Householder development

guidance notes

Do I need planning permission/pre-application advice?

# North East Lincolnshire Planning Service

## 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 cheque, payable to ENGIE Services Ltd, or by debit card by contacting 01472 326289 – Option 1. If paying by card please quote the development address or enquiry number if you have this.

## 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 of 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.
* 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

## Exemptions

Exemptions to paying for do I need planning permission/pre-application advice will be applied consistent with those exemptions for planning applications (with the exception of 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.