

Planning & Building Regulations

Planning is the process to decide if you can build something on your land (or indeed somebody else's) - some buildings in some circumstances don't require approval from the local authority - these are known as Permitted Development or 'PD'. Building regulations are a set of UK standards which must be adhered to which prove that the building is structurally sound, thermally efficient and safe - non habitable buildings under 30m² internal floor area are exempt (which is about the size of a two bay garage) Outbuildings are considered to be permitted development, not requiring an application for planning permission, provided all the conditions are met.

Planning

Planning approval is required for Areas of Outstanding Natural Beauty, National Parks, Listed Buildings and any development forward of the principle elevation of the house - that is where the **ORIGINAL** front door of the house is or was when the house was built.

Full applications are required for alterations / extensions to dwellinghouses, including works within boundaries.

We can provide a full set of drawings for you or your architect to do planning either for stand alone buildings such as a garage or extensions



	Our Charge	Other costs
Stand Alone Buildings	£250	
Bespoke Plans	£550	
Full Planning Service	£1,200 inc. OS sheet	
OS Sheet		usually £30
LA Planning Fee		£206
Tree Reports		May be required
Bat Surveys		May be required
Flood Risk Assessment		May be required

Building Regulations

Building Regulations are required for anything above 30m² internal floor area.

What Are SAP Calculations?

SAP stands for 'Standard Assessment Procedure' and is the government's method for calculating the energy performance of dwellings.

If there is deemed to be too much glass in an extension, a full calculation of the heat loss from the entire house can be calculated to compensate and if necessary further insulation can be added to the house (such as extra loft insulation) to meet the requirement.

What are EPC's?

EPC stands for Energy Performance Certificate. You must order an EPC for potential buyers and tenants before you market your property to sell or rent.

EPC's are needed whenever a property is built, sold or rented and gives a property an energy efficiency rating from A (most efficient) to G (least efficient) and is valid for 10 years.



	Our Charge	Other costs
Building Regulation Service	£950	
SAP Calculations		£250 if required
EPC's		£125 if required
Structural Calculations		May be required
Inspection Fee		Quotes to be obtained

For more information

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