

# General Planning Overview

## Guide to Planning;

Bewildered by the processes involved with Planning and Building Regulation submissions and the differences between the two? Or, what is meant by Permitted development? If the answer is yes, then allow g2 Design to shed some light on the 'enigma' that is the Planning Process.

It is generally realised that a form of permission is required for building work or alterations of properties. However, it may not always be clear how the Planning and Building Regulations approval regimes differ.

## What is Planning?

Planning seeks to guide the way our towns, cities and countryside develop. This includes the use of land & buildings, the appearance of buildings, landscaping considerations, highway access and the impact that the development will have on the general environment.

Owning a building that is either Listed and/or within a Conservation area seems to deter many owners who want to extend or develop their property from doing so through the often perceived complexity surrounding the submission of a Planning application. This need not be the case with g2 Design's guidance.

For all these Planning matters relating to Heritage Conservation - Listed Buildings, buildings in Conservation Areas, archaeology and Scheduled Monuments – please do contact us for a free appraisal of your property and an informal chat as to the potentials with your property.



An example of a Planning Application submitted by g2 Design. The drawing above shows the Planning applications existing layout & elevations, and below, the proposed layout & elevation

## What are Building Regulations?

Building Regulations set standards for the design and construction of buildings to ensure the safety and health for people in or about those buildings. They also include requirements to ensure that fuel and power is conserved and facilities are provided for people, including those with disabilities, to access and move around inside buildings.

For many types of building work separate permission under both regimes (separate processes) will be required. For other building work, such as internal alterations, Buildings Regulations approval will probably be needed, but Planning permission may not be. If you are in any doubt you can contact your Local Planning Authority, a Building Control Body or seek advice from us here at g2 Design.



The requirements with which building work should comply are contained in Schedule 1 to the Building Regulations and are grouped under the fourteen 'parts':

**Part A** – Structure, **Part B** - Fire safety, **Part C** - Site preparation and resistance to moisture, **Part D** - Toxic substances, **Part E** - Resistance to the passage of sound, **Part F** – Ventilation, **Part G** – Hygiene, **Part H** - Drainage and waste disposal, **Part J** - Combustion appliances and fuel storage systems, **Part K** - Protection from falling, collision and impact, **Part L** - Conservation of fuel and power, **Part M** - Access to and use of buildings, **Part N** - Glazing - safety in relation to impact, opening and cleaning and **Part P** - Electrical safety.

## Buildings and building work exempt from Building Regulations (Also see our Permitted Development guide)

There are a number of classes of new buildings or extensions of existing buildings that do not need Building Regulations approval - subject to certain criteria on size, construction and position relative to boundaries being met. The following are examples of such buildings and extensions;

- Garden sheds, summer-houses, domestic garages, greenhouses, conservatories, porches, covered way, covered yards and carports. Also, small single storey extensions may be accepted, yet please note that in some cases all listed above may require planning permission.

The headings listed above should be viewed as guidelines only and are intended to give you some insight into the varying considerations that have to be made pre the design stage. All buildings are unique and therefore will have differing issues surrounding the planning constraints upon them. Please contact g2 Design to arrange a complementary appraisal of your property and needs. Tel; 0870 777 66 00 or visit our website to make an on-line enquiry at [www.g2design.co.uk](http://www.g2design.co.uk)