

Chapter 1 : Town & Country Planning Law Limited | Planning applications and appeals

You can appeal the decision within 6 months of the date of the refusal notice (or 12 weeks for householder planning applications). Planning appeals are handled by the Planning Inspectorate. Appeals are subject to strict guidelines and timescales on what needs to be submitted and when.

Submit planning applications and appeals to your planning authority. If you had an account on the old portal and this is the first time you have visited ePlanning. The simple four step process will only take a few moments to complete. Please note that account information will not be transferred from the old portal, you will be creating a new account. Getting Started The site is free to use and is managed by the Scottish Government in partnership with all Scottish planning authorities. It provides an easy-to-use way for you to complete and send in planning applications, notices of review, appeals and other permission needed under planning law. It also allows you to attach relevant documents, buy and mark up a location plan and pay the application fee electronically. The site guides you through the process, and your application is much more likely to be valid when it is received and checked by the planning authority. This will also speed up the process. Creating an Account First you will need to create an account. There is no charge for this and the information you provide is used only by you. You will be asked to confirm your email address. This will be required to access your account later. Creating Your Proposal After you have created your account and logged, in you can begin preparing your proposal. Follow the simple process which involves: Choosing the proposed site location; Giving the proposal a name; and Selecting which application, review or appeal forms you need. Starting the process using your online account will allow you to complete your application in simple steps. You can save your application at any time and return to it later to finish it. You can correct any mistakes without the need to start again with a new form. You can also share access to your proposal with people you may want to help you, for example, a surveyor, architect and so on. Professional Users Sending in your applications electronically saves time and money. This includes freeing up time for other work and quicker decisions because of being able to email and process them more quickly. Professional users often manage a collection of proposals with a number of colleagues and often on behalf of clients. Colleagues can share access with each other so that each can contribute to filling in an application. Agents can allow clients to view the application and if they want, send it in and pay for the completed application. Professional users can register an organisation, which allows them to share access and make the most of the extra features of the site. Paper Forms If you need to use the paper forms, you can access them. Please note not all all authorities accept paper forms. For more information please get in touch with your local authority.

Chapter 2 : Planning Applications: Timescales and Planning Appeals. General FAQs

Comment on planning applications Comment on planning applications online. View applications in person Applications since can be viewed online, you can however still view them in person. The decisions process The decision making process has 4 stages.

Planning Applications will be easier if you hire a planning consultant and an architect. FAQs about timelines in Planning What are planning application timescales like? It takes 8 weeks or less for planning departments to give a decision on the majority of planning applications, especially if they are straightforward and small-scale. If your application is for a bigger or complicated scope, their goal will be to process it within 13 weeks – subject to your agreement. Your application could take up to 8, or up to 13 weeks. However, councils do vary, especially if they are understaffed with a sizeable workload. Whilst there are penalties for councils if they go over these limits, this is often the case. If you have a planning consultant acting as your agent, they can chase the planning officers and hold them accountable to the deadline. What other timeframes are involved in Planning Applications? This is easiest if the drawings are done by a professional architect and the application submission is prepared by a planning consultant. This process could take about 4 weeks, including the technical survey and consultation. Together with the basic council process, it takes the best part of 3 months. That said, they are always a good idea, especially with large or contentious projects. So you will need to submit building regulations drawings to them these are drawn on a tighter scale than planning drawings, and include more detail. Their timelines to get your build started are shorter, then their inspectors make visits at strategic points during your building process. You can phone them or call us for more detail, or have a look at the gov. It is quicker to work with the council to change contentious aspects of your planning application than to appeal, because an appeal would go to the Secretary of State and can take months. Ideally, an appeal should be your very last option partly because of the time they take and partly because you only have a 1: Speak to your LPA before you make an Appeal. I want to go ahead with my appeal. Is there anything I should know? Grounds for appeal can be if the planning department went over their time limit, if you are not happy to accept their decision for refusal or conditions, or if they failed to reach a decision within planning permission time limits. That decision can sometimes be made in turn by the Secretary of State. Appeals can be made by the applicant or the agent, and not by persons making an objection. It is best to speak to the LPA before deciding to make an appeal, because it might be possible to adjust your application for resubmission. The Planning Portal has a service for this. An independent panel will study the relevant material considerations from everybody involved – namely the LPA, the applicant and any objectors. They are called the Planning Inspectorate – which is a government department regarding district councils – and they must also adhere to precise planning appeal timescales. Appeals – like planning applications – become public information. See the Planning Inspectorate site for more detail. The most common method for appeals is in writing, although it could be a hearing or a more formal inquiry. Be prepared to state your case fully for the Planning Inspector, as 2 out of 3 appeals are turned down. Unless your extension or loft is a permitted development, it will need a full planning application.

Chapter 3 : Planning Appeals

Your local planning authority makes decisions on planning applications. You can appeal a planning decision if either: you disagree with it the decision was not made within 8 weeks (13 weeks for a.

Planning Appeals What if your application is refused or delayed? We always give written reasons for refusing permission. If we refuse your application outright, or if you do not get a decision within 8 weeks you have the right to appeal. If you appeal, the application will be out of our hands and it could take some time, so discuss the situation before doing so. An independent Planning Inspector, appointed by the Planning Inspectorate considers appeals. Appeals can either be dealt with in writing or at an informal hearing before an Inspector or a few significant appeals need a public inquiry. The Planning Inspectorate will determine the best route of appeal for for the case, however you can state a preference when submitted your appeal. Appeals are dealt with purely on their merits and do not deal with the process or procedure of how your application has been determined. The Householder Appeals Service is intended to be operated by the Planning Inspectorate as an electronic service. It will use only the material which was before the local planning authority when it made its decision, and which is included in its questionnaire, and the full grounds of appeal set out by the appellant on the appeal form. There will be no further opportunity for anyone to submit representations unless further information is requested by the Inspector. All householder appeals must be submitted to the Planning Inspectorate within 12 weeks of the decision of the local planning authority or their failure to determine the application. There is no charge for making an appeal but you will inevitably incur some expenses depending on the procedure followed, the complexity of the case and any professional or legal advice you seek. Other Appeals Other appeals must be submitted within 6 months 8 weeks for advertisements of the decision of the local planning authority or their failure to determine the application. This will give you time to sort out whether you can overcome our objections by negotiation or by amending your proposal. That is up to you. Submitting an Appeal Forms are available from the Planning Inspectorate. You can also submit appeals and comments on appeals online and search specific appeal cases at the Planning Casework Service of the Planning Portal. Guidance View guidance on planning appeals on the Planning Portal. People can apply for costs if the other parties have been "unreasonable" and it can be shown that the costs incurred were unnecessary. Costs are not awarded on the basis of who "wins" the appeal. Under the changes a claim for costs can be submitted on all modes of appeal.

Chapter 4 : Planning applications, enquiries & appeals | calendrierdelascience.com

Planning Applications, Decisions and Appeals from South Derbyshire District Council.

Chapter 5 : Welsh Government | Planning appeals

Isle of Wight Planning Unit, Seaclose, Newport. 0 comment The following planning applications and appeals have been submitted to the Isle of Wight Council and can be viewed online at calendrierdelascience.com

Chapter 6 : Getting Started on ePlanning Scotland

Planning applications and appeals weekly list Page Content Planning applications and appeals submitted since , and pre-applications submitted since (when the pre-application advice scheme began).

Chapter 7 : Planning Applications and Appeals | Keele Parish Online

Planning Applications and Appeals Whether your project is a residential, commercial or householder application, our approach is tailored to the site and your requirements. Our overarching aim is to make your application efficient and

cost-effective.

Chapter 8 : Applications & Appeals Legislation: Planning

To view new planning applications, decisions, outstanding appeals and recent decisions, use the search tools on the online planning system. You can also use the online planning system to comment on planning applications.

Chapter 9 : PLANNING: This week's applications and appeals | Isle of Wight County Press

Planning applications and appeals The importance of the Public Sector Equality Duty in planning decision making Under section Equality Act , a public authority must in the exercise of its functions have due regard to the interests and needs of those sharing the protected characteristics under the Act, such as age, gender, disability and.