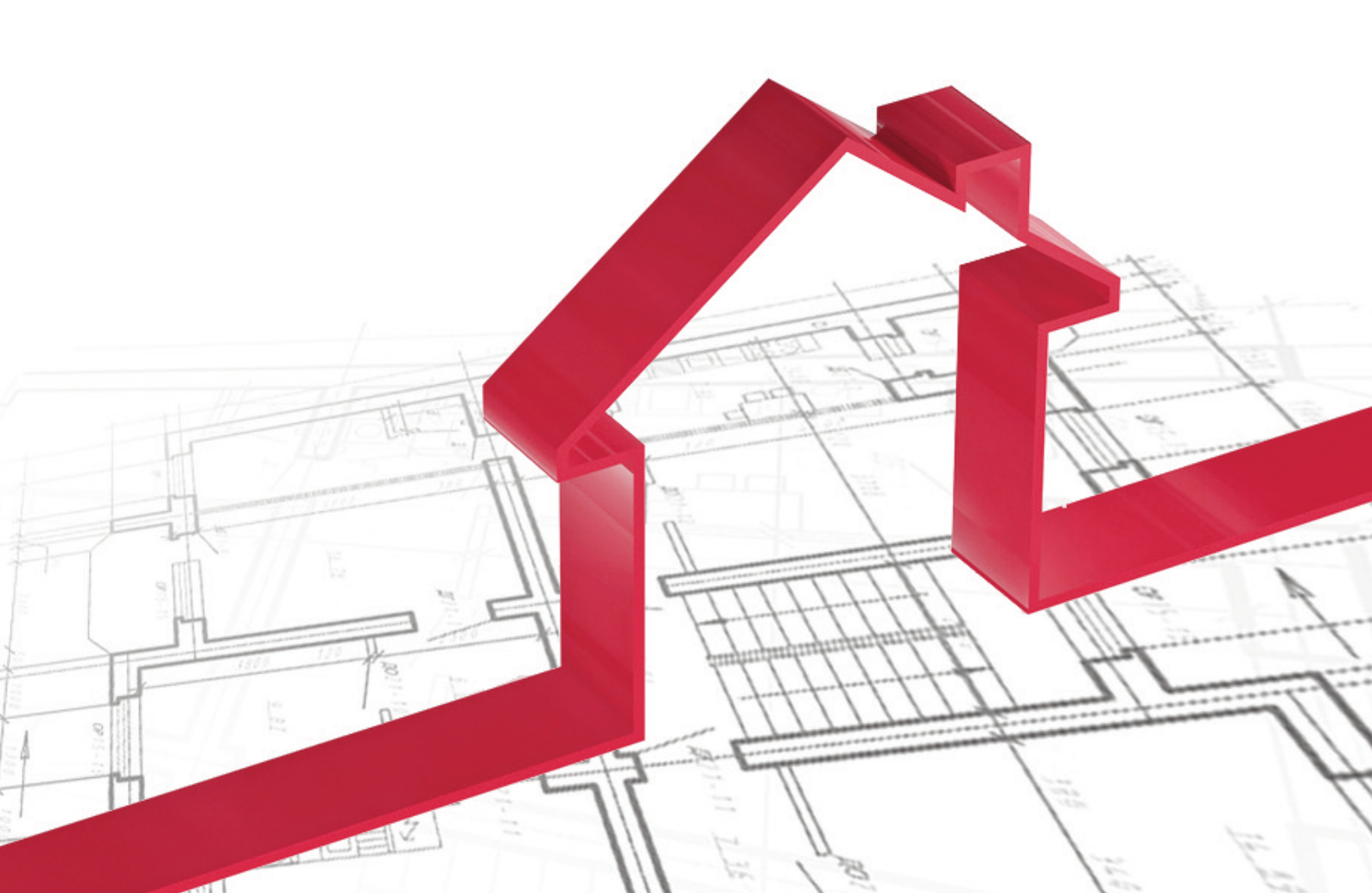


Applying for
**Planning
Permission?**
Get it right first time.



Applying for Planning Permission

Avoid delays – we can help you get your planning application right

Are you thinking of building a conservatory or getting the house extended? If you are, you might need planning permission.

At Wychavon District Council we work hard to make the planning process as easy as possible. We receive 600 to 700 applications from householders every year.

But many of these applications fall at the first hurdle – because the right information has not been submitted.

Every application we receive has to go through a “validation” process – and if the application is declared invalid there can be delays in getting a decision for what you want to do.

The aim of this pack is to help you get it right first time – and avoid your application facing delays because it’s invalid.



What makes an application invalid?

You can find out in more detail later in this information pack but these are some of the most common reasons:

- the application does not meet national and local requirements
- not submitting a water management statement
- not completing the agricultural holding certificate
- completing the wrong ownership certificate
- not clearly outlining the development site in red on your application
- The plans and elevations you submitted are not consistent
- not submitting the design & access statement when it's needed
- not supplying a bat survey when it's needed
- paying the wrong fee – or no fee received.

Applying for Planning Permission

We can help

You don't want your planning application delayed – and neither do we.

That's why we've put this information pack together – to guide you through all the steps you need to take to make sure your application will get through the validation process first time.

We carefully check every application we receive to make sure the right forms have been correctly completed, that all the necessary documents have been supplied and the correct fee has been paid. If all those checks are passed, your application can go forward for a decision to be made on it.

If you still need help after reading this pack, call our Planning Services Team on 01386 565565 for more advice. They can help to prevent delays in processing your application and getting a decision on it.

We offer advice on planning before you submit your application where we can provide guidance on any proposed developments. This service is beneficial to you and to us

For more detailed advice on submitting your planning application, visit www.wychavon.gov.uk and follow the links to the planning pages.

What sort of planning application do I need to make?

If you're intending to build a domestic extension, an outbuilding, a new hard standing – or something of a similar style and size – you'll need to submit a Householder application.

Do I need Listed Building Consent?

If the building you're planning to develop is a listed building you may also need to apply for Listed Building Consent. If the works are a material change to the building you will need this consent as well as the Householder application.

For further guidance of what you need to submit, please visit

www.wychavon.gov.uk

Do I need Conservation Area Consent?

If the building is in a conservation area, you will need Conservation Area Consent if the building to be demolished exceeds 115 cubic metres in size and demolition of gates, walls, fences and other means of enclosure 1m or higher where abutting a highway or 2 metres or higher in other locations.

If you are unsure please contact our Planning Service Team for advice on 01386 565565 or to find out more go to

www.wychavon.gov.uk

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What you need to submit

The information and forms you submit for any planning application fall into two categories:

- **National Requirements** – these are the same wherever you are in the country and;
- **Local Requirements** – there are some requirements which are specific to Wychavon. Not submitting the right information can delay your application, just as it can with the national requirements.

National Requirements

The list below shows what we need for every planning application. You should send us three copies of every form and plan required – and don't forget to include the right fee.

Completed Application forms

- Signed and dated, with all the correct parts filled in.

Completed Ownership Certificates

Completed Ownership Certificate
(A, B, C or D as applicable)

Completed Agricultural Holdings Certificate

Signed and dated

Location Plan

- This needs to be up to date, drawn to scale (e.g. 1:1250 or 1:2500) and clearly showing the direction of North. The application site has to be outlined in **red**. If you own any other land not within your domestic boundary (curtilage), outline this area in **blue**.

Site Plan & Other Plans

- Existing & Proposed Block plans in 1:200 or 1:500 scale (or 1:1250, depending on extent of site area), indicating the boundaries of neighbouring properties to clearly show the impact on those properties. This is for the planner to work out such things as: if the light is affected or not?
- Existing & proposed floor plans at 1:50 or 1:100 scale
- Existing & proposed elevation Drawings at 1:50 or 1:100 scale
- Existing and proposed roof plans at 1:50 or 1:100 scale

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Design and Access Statement

This is only needed if the property is listed or in a conservation area. For the template to use and complete. Go to the [Design and Access Statement template](#).

Assessment of significance

You'll need this if the property is listed or is in a conservation area, or if your application affects any of the following:

- the setting of a listed building
- the setting of a conservation area
- Evesham battlefield or its setting
- Wychavon registered and locally important parks & gardens
- an ancient monument or its setting
- locally important buildings

Please contact the Heritage Team on 01386 565565 if you are unsure whether your property is affected. Click on this [Assessment of Significance](#) link which will take you to the guidance and template to complete and submit with the application

Fee - £150 (subject to change)

(should your application be for the comfort of a disabled person then this will be Free Of Charge). Proof of disability will be required (i.e disability allowance, blue badge or Doctor's Notes)

You will be entitled to one free go per applicant per site provided it is:

- a resubmission of a previously refused or approved application within 12 months from the date of the decision; or
- if involves an application that is withdrawn within 12 months of the submission date

Please look at www.wychavon.gov.uk and follow the links to the planning pages for individual guides on how to complete your application forms.

Applying for Planning Permission

Local Requirement

There may be some local requirements in Wychavon that are needed to assess your application and you may also need to complete the forms listed in the table below.

These are just as important, as they can lead to delays in your application if you don't supply all the information we need.

Local Requirement	When & Why?	Who to contact for help ?
Water Management Statement	<p>You will need to demonstrate how you will manage any surface water discharging from the proposed development, particularly if you are in a flood risk area.</p> <p>The <u>Water Management Advice leaflet</u> will provide help on how to put a statement together.</p>	<p>Engineering Consultancy 01386 565354 Engineers@wychavon.gov.uk</p>
Biodiversity Survey and Report (Bats, newts any protected species)	<p>If the development will affect the existing roof, or if you intend to build a new roof, you may need a survey done.</p> <p>Sending photos of the roof to our Biodiversity Officer first could help to determine whether a survey is required. A <u>chart</u> is available to help you.</p>	<p>Biodiversity Officer 01386 565180</p>
Flood Risk Assessment	<p>You will need to find out if you are in a flood risk area. The quickest way is to look on the Environment Agency Flood risk website <u>www.environment-agency.gov.uk</u> or contact our Planning Department 01386 565565</p>	<p>Environment Agency Hafren House, Welshpool Road, Shelton, Shrewsbury, SY3 8BB 08708 506506 enquiries@environment-agency.gov.uk</p>

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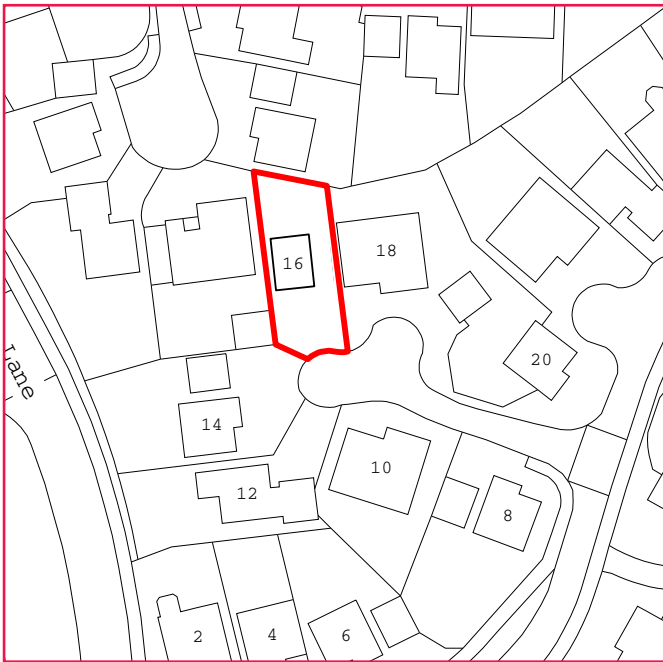
Local Requirement	When & Why?	Who to contact for help?
Parking and Access provision	If the development will result in the loss or creation of a parking space or driveway which will affect the visibility splay or need a dropped kerb you will need to contact the Highways department	Highways, Worcestershire County Council, Environmental Services, County Hall, Spetchley Rd, Worcester. WR5 2NP 0845 6072005 www.worcestershire.gov.uk
Supporting Planning Statement	This is an explanation of the proposal which could be required if your application is for ancillary accommodation, such as an annexe, disability accommodation, live/work units etc	Planning Department 01386 565565
Tree/ Aborticultural Statement	If there are any trees that will be affected by your proposed development or if the property is subject to a Tree Preservation Order or in a conservation area, it's possible that a survey will be required. Please seek advice from our Tree Officer	Tree Officer 01386 565308
Details of any previous pre-application advice given from a Planning Officer	Provide us with any previous planning references as this will help us to make sure that the application is dealt with by the same officer.	Planning Department 01386 565565

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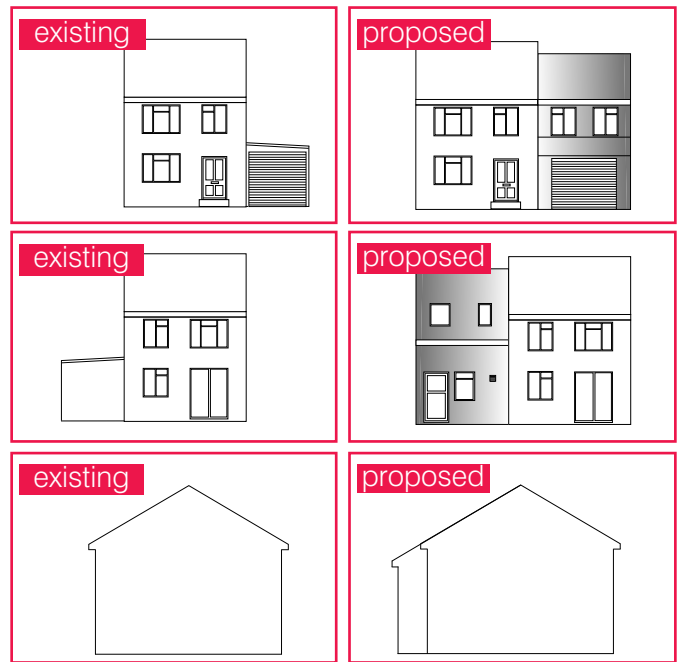
Good and Bad Examples of Application Submissions

Good Examples:-

Location Plan outlined in red, showing north (to scale 1:2500 or 1:1250)



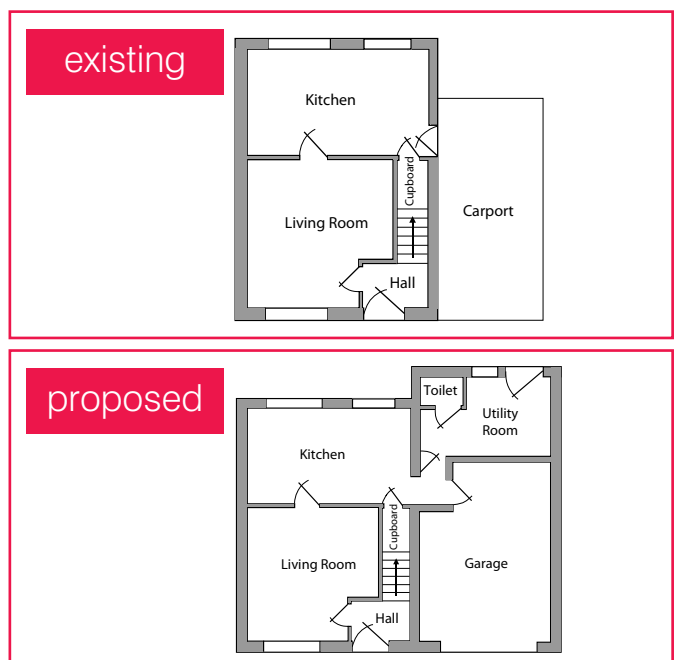
Elevation Plan (to include front, rear & sides showing doors and windows in the right place) (to scale 1:50 or 1:100)



Block Plan (existing & proposed layout) (to scale 1:200 or 1:500)



Floor Plan (existing & proposed) (to scale of 1:50 or 1:100)



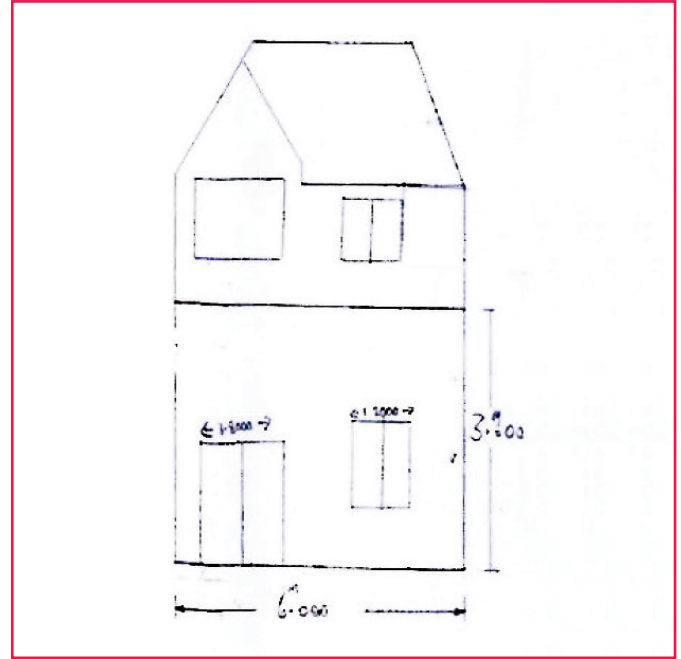
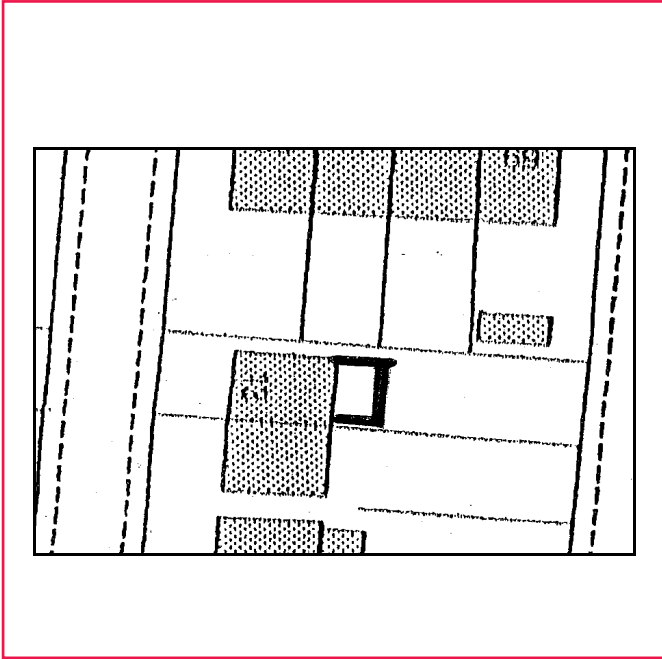
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The Residential Design Guide SPD - Extension part of the guide

Bad examples:-

Block Plan (no scale, not showing north)

No scale, no listing of what the plans are (existing or proposed)



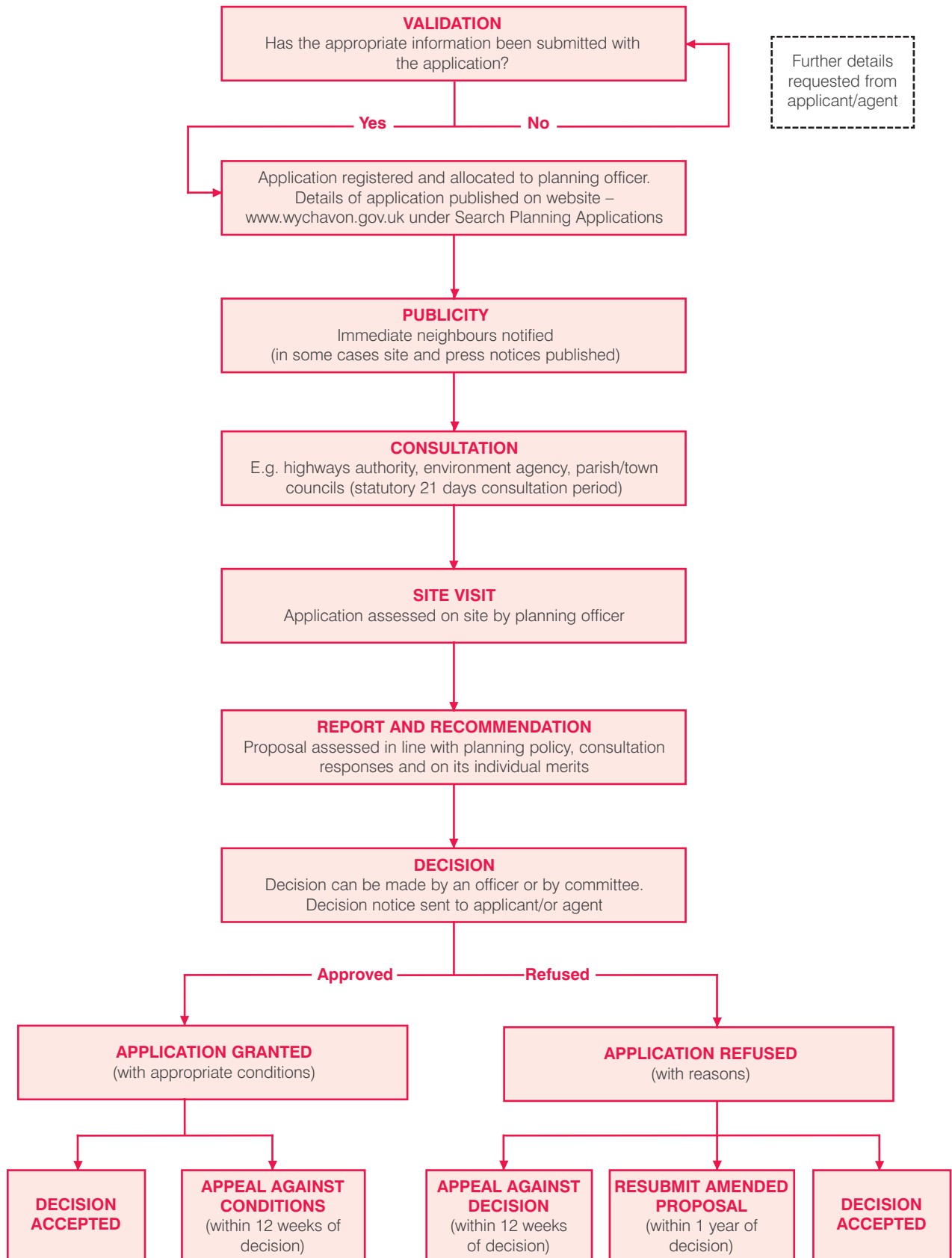
Before you submit your application

Check you have completed your forms in full and have included all the information and plans. Please make sure you have considered all the national and local planning requirements for your development.

For more information on the requirements for your application, you can go to our website at www.wychavon.gov.uk and follow the links to the Planning pages. Or visit the Planning portal website at www.planningportal.gov.uk for more information and details on how to make an application online.

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What happens to my application?



Applications 8 week determination period