

Winning the planning game

A one-day course for anyone seeking planning consent for newbuilding or extensions

Planning officer Ken Dijkman explains how to play the planning system. Find out what you can and can't expect when you put in for permission and how to achieve the best outcome in the shortest time. By understanding the system you will maximise your chance of being able to build the home you want.

Course Outline

1. The Basic Questions

- What is planning permission?
- What does planning permission control?
- What does not need planning permission?
- Who makes the decisions about planning consent?
- How can you influence the decision?
- If you get turned down should you go to appeal?
- Can you change a proposal once it has got planning permission?

2. Permitted Development

- Designated areas
- Planning conditions
- Useful definitions
- Permitted development rights explained
- Extentions
- Outbuildings and enclosures
- Working from Home
- Granny annexes
- Demolition and rebuilding
- Written confirmation

3. Submitting a Planning Application

- The procedure
- How long does it take?
- Submitting the application
- The role of the Councillors
- Types of application
- The planning application itself
- The fee
- The application forms
- The ownership certificate
- The plans
- Existing plans
- The application site
- What sort of decision can be made?

In association with
**HOMEBUILDING
& RENOVATING**

- Conditions
- Making an application on land you do not own
- Applications affecting boundaries
- Land Ownership
- Planning application checklist1

4. What will Planning Permission?

- General principles
- Areas which have special designations
- The basic principles
- Roof conversions
- Extensions to houses in open countryside
- Material and attention to detail
- Parking and access
- Design checklist
- A house in your garden?
- Building plot examples

5. Appealing Against Refusal

- Reason for refusal
- What can be appealed against?
- Should you appeal?
- Who decides the outcome of a planning appeal?
- Who can appeal?
- What if you lose the appeal?
- Unreasonable decisions

6. Trees

- Trees in conservation areas
- Planning conditions

7. Building Consent and Regulations

- Is building regulation approval required?
- How to make a building regulation application
- Do neighbours have the right to object?
- Building Regulation fees
- Can you appeal?
- What happens if your work does not comply?

Please note that the tutor may not stick rigidly to this list and we cannot guarantee all areas will be covered.



'Knowing the system saved me so much time and money'

Booking details (One day Planning Course)

Location	Price per day
Coventry	£150.00

Courses take place in a hotel with full conference facilities fees include refreshments (including sandwiches or a finger buffet)