



Top five tips to obtaining planning permission

When it comes to your self-build journey, obtaining planning permission is a major hurdle you need to cross. There are several elements to bear in mind but following these five tips will help to ease the planning permission process.



1/ Do your research

Research relevant planning policies to determine can affect your proposed build. E.g. loss of sunlight, noise, traffic and road safety. Although costly, a skilled planning consultant can navigate the process on your behalf.



2/ Understand the restrictions

If you are building in a conservation area or near a listed building, there are more planning restraints. Conservation officers ensure developments are in keeping with the area, so your design and material choices needs to be suitable.



3/ Communication is key

Before sending in your application, talk with your local authority. Developing a positive relationship with your planning officer is key as they have the final decision on your application.

This advice also extends to other contracts involved in your application. E.g. tree surveys and flood risk assessment.



4/ Bring illustrations to life

The layout and materials of your house will be expected to compliment the surroundings. An unusual design could delay the process. Work with a designer to bring illustrations to life. This could help win over planning officers.



5/ Be patient

There is no doubt that the planning process can be time-consuming. However, if you can get the planners to support your scheme, you've already won half the battle. Patience is likely to be key to securing your dream building concept.

Good luck!