

Planning guide on Home improvement projects



*A guide to applying for house holder planning permission
and how to avoid delays in the planning process.*

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Thinking of extending your home?

If you are thinking of building an extension, porch, outbuilding, conservatory or extending your house in any way, you may need planning permission.

Medway Council receives around 700 applications from home owners every year, but half of these applications fall at the first hurdle by not submitting the right information. Every application we receive has to go through a validation process – this means we check everything is present, and correct. If we find something is missing or incorrect your application will be deemed invalid, delaying the determination of your application. This guide is designed to help you understand how to start your planning journey and to help you get your application right, the first time.

Do I need planning permission?

Step 1 is determining the right application type for you. Some home additions will need planning permission, but you can complete certain types of work without needing to submit a planning application, these works are called ‘permitted development’. For example, a single storey extension could be ‘permitted development’ if the works are built within the set criteria. The criteria for permitted development is detailed, so we ask you to use our [guidance tool](#). This will provide guidance of whether you need planning permission or the works are permitted development.

If you feel the extension falls within ‘permitted development’ then we strongly encourage you to apply for a Lawful Development Certificate, which is a formal application whereby we fully check your proposal, and provide a legal decision notice confirming if the works are ‘approved’, meaning they are permitted development and you can go ahead with your extension, or the application is ‘refused’, meaning your proposal needs planning permission. A Lawful Development Certificate is the only way the council will investigate permitted development.

If, after reading the guidance, you feel your extension is not permitted development, then you apply for planning permission. Before you do this please read about our pre application advice service. Due to scaled plans being required for both application types we encourage you to appoint an architect or planning agent to submit the application on your behalf.

The Planning process

Planning Permission: If after reading the permitted development guidance you believe your proposal requires planning permission, we suggest you appoint an Architect to submit your application on your behalf as they have the experience and skills required for scaled drawings. Please read the guidance below on 'Pre application advice' to see if this is something you would like to benefit from. Please continue to read this guide to understand the fee, timelines and what information is required to make your application valid.

Lawful Development Certificate: If after reading the guidance you believe your works are permitted development, please continue to read this guide to understand how to apply, what the fee is, the timelines and what information is needed to make your application valid. Application have a target of 8 weeks to determine.

Pre application advice

Step 2 is deciding if you would like to apply for pre application. If you need planning permission you can speak to a Planning Officer prior to formally submitting your application, which can greatly aid the planning process. To allow us to provide the best advice we invite pre application advice allowing a one on one discussion on your proposal, prior to submitting a formal application. You can apply for this [online](#) by completing an eForm, uploading a site plan and paying the appropriate fee. We do not offer a duty planning officer.

Submitting a planning application

Step 3 is submitting your application. We recommend you appoint an architect and they [apply online](#), this will help guide you through the process, ensuring the application form is completed fully.

Planning fees

Please use this link for the most up to date [Planning Fees](#).

What type of application do I need to make?

House holder application types include extension, outbuilding and dropped kerbs.

What do I need to submit for my application to be valid?

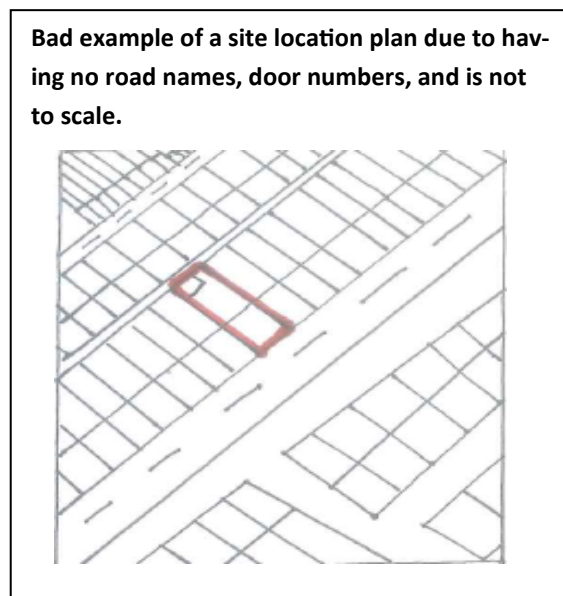
This guidance is for both planning applications and Lawful Development Certificates.

1) Completed Application Forms - You can [apply online](#)

2) Fee - [Planning Fees](#).

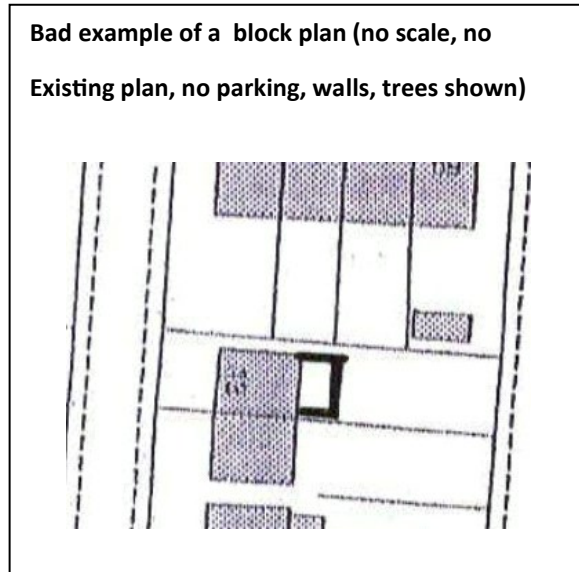
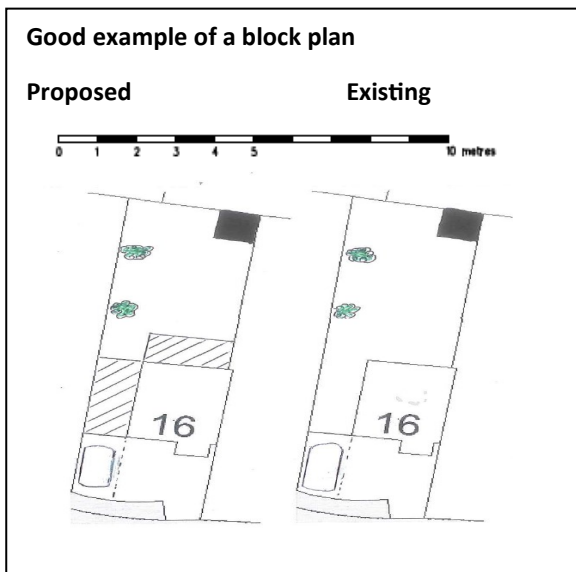
3) Heritage Statement —You will need a heritage statement if your property is **listed** or is in a **conservation area**. For guidance view our [validation checklist](#).

4) Location Plan (A4 or A3) - This is a plan that identifies your property within its surrounding area. A site location plan must be at a scale of 1:1250, show at least two main roads and surrounding building and the direction of North. The properties shown should be numbered to ensure that the exact location of the application site is clear. The application site must be clearly edged with a red line, including all land necessary to carry out the proposed development. A blue line must be drawn around any other land owned by the applicant, close to or adjoining the application site. You can purchase a copy from www.planningportal.co.uk

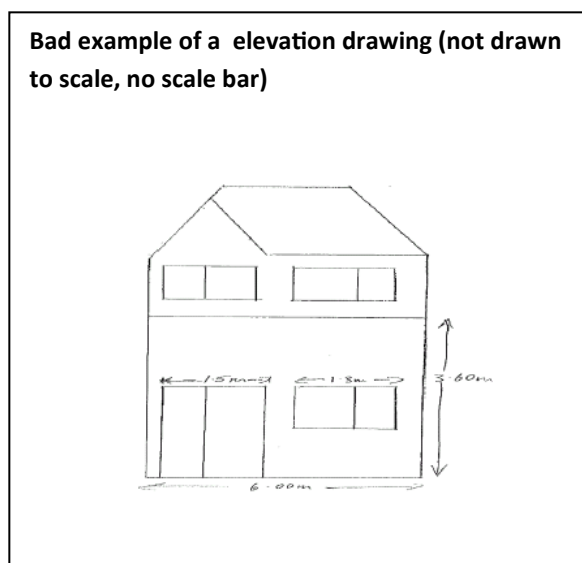
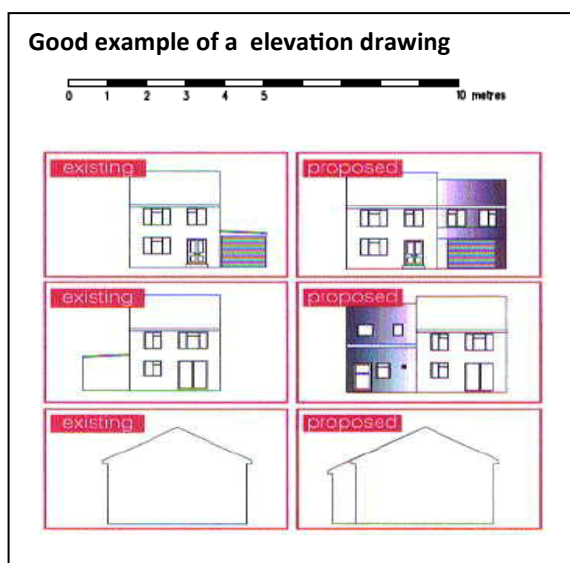


5) Site Plan and Block Plans (A4 or A3) -

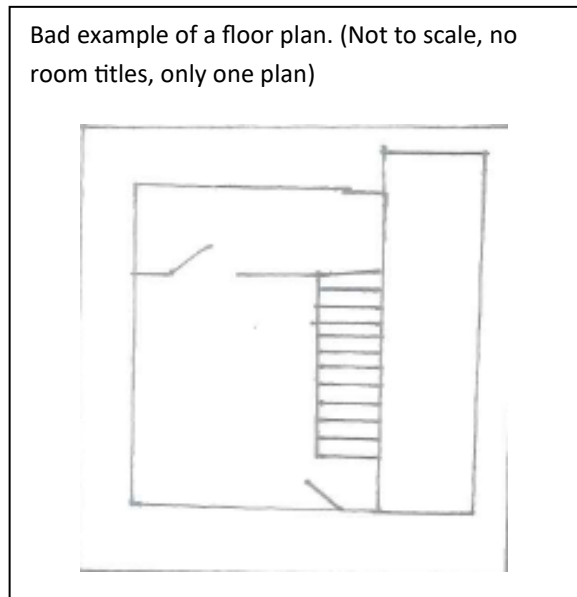
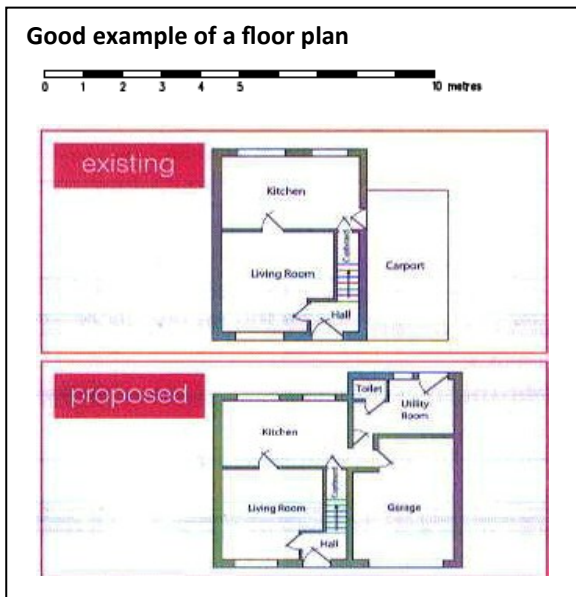
Two separate plans, one existing and one proposed. The existing plan shows the site how it is now, the proposed plan will include the extension and any other works. Both block plans will show the features of the site such as parking, walls, trees, existing extensions, outbuildings, sheds. Block plans should be drawn at a scale of 1:200 or 1:500. You can purchase outline plans from www.planningportal.co.uk but will need to add the features.



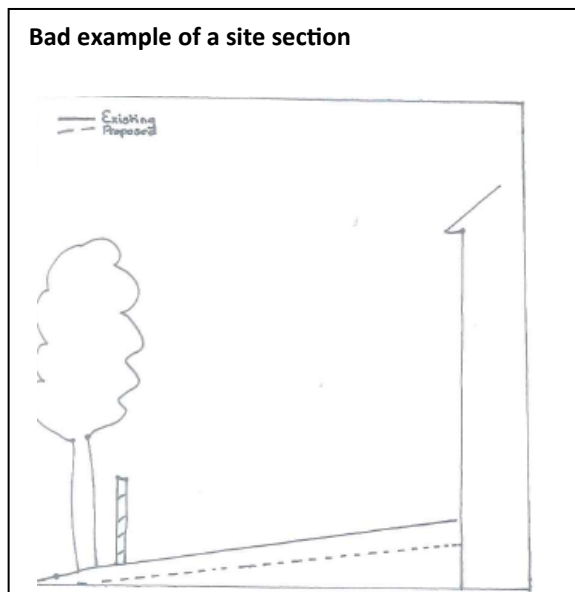
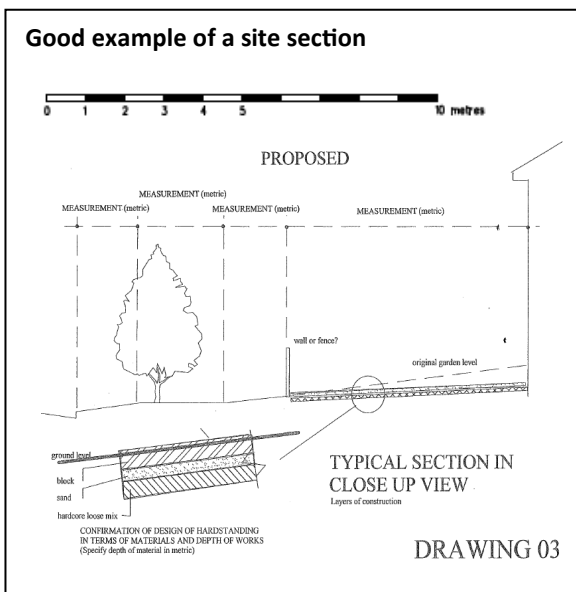
6)- Existing and Proposed Elevations at 1:50 or 1:100 scale.



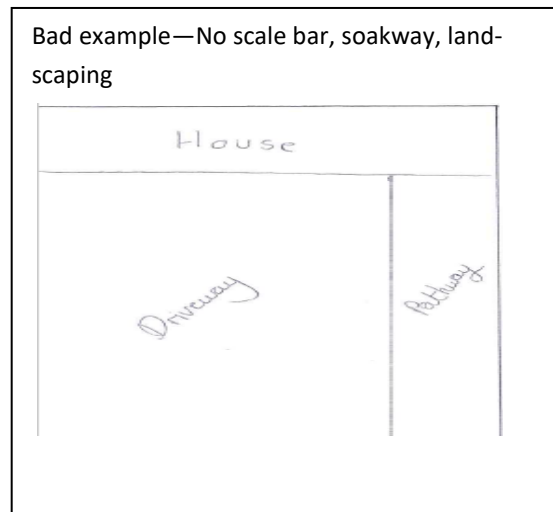
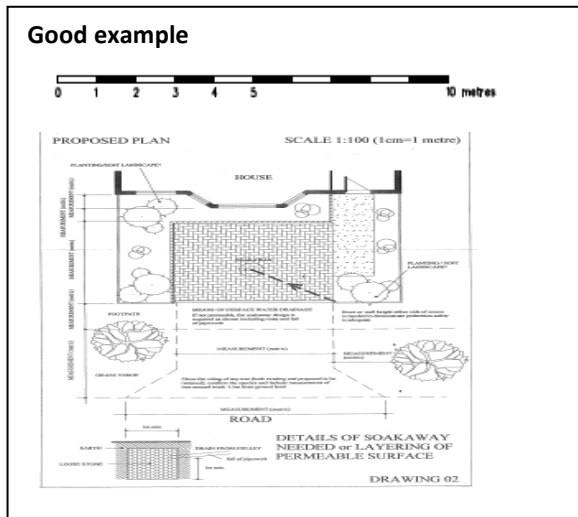
7) Floor plans- Existing and proposed floor plans at 1:50 or 1:100 scale.



8) Site sections—If your proposed works involve a land level change existing and proposed site level sections at 1:50 or 1:100 scale.



9) Site layout— For Vehicle crossover and hardstanding at a scale of 1:20 or 1:50.



Any other further validation requirements?

The list of requirements, together with good and bad examples, contained within this guidance are to give you a written and visual example of the likely requirements for a householder application, however this is not an exhaustive list. A full list of Medway's local [validation checklist](#) can be found on our website.

The most common reasons applications are invalid.

- No scale bar
- No plan numbers
- Wrong form used and/or not fully completed
- Either no fee paid or the wrong fee was paid
- All the required plans not included
- The floor plans and elevations submitted did not match each other
- The wrong ownership certificate completed
- The development site not clearly outlined in red on the location plan
- Quality of plans / plans not to scale

Approval from other departments

Building control

Building control seek to ensure buildings and works are constructed in accordance with building regulations. STG Building Control is a partnership between Medway, Gravesham, Swale and Canterbury councils. To determine if your proposal requires an application to building control or to discuss or pay for your building control application please contact STG Phone: 01634 331133 Web: www.stgbc.org.uk or email: building@stgbc.org.uk

Highways

If your proposal is for or includes a dropped kerb you will also need to seek approval from the Highway Department. Please see the Highway pages on www.medway.gov.uk or email: vehiclecrossings@medway.gov.uk

Housing

If your proposal is for any works that requires you to purchase council land your proposal will need consent from the Housing department and may mean your proposal requires a change of use of the land. If this is the case you will need a full application rather than a householder. Most of the plans required are the same however you will need a full application form and pay the appropriate application fee, which will be higher.

Is your home Listed or within a conservation area?

If your house is a listed building you may also need to apply for Listed Building Consent, this includes any works to remove internal features.

If you are within a conservation area you again may need additional permission. For further guidance of what you need to submit, please visit our [website](#).

We hope you found this guide helpful.