

Possible Planning Outcomes

Only three possible outcomes can come from a planning application. Full Permission (this is rarely seen), Granted with planning conditions or a Refusal. They are explained further below:

Full Permission

The good news for those seeking to build or renovate is that councils grant permission for approximately 80% of planning applications with around 90% of those being made by householders. Once your application has gained planning permission, you will have a given time frame in which to make a significant start on the works. In England, Scotland and Ireland this is 3 years, however in Wales this period of time is 5 years. In some cases and dependant on the proposals the council may reduce or extend this time period, but will explain their reasoning within the approval notice that you or your agent will receive. If you do not start developing within the time period set, and you let your permission lapse, then you will have to re-apply with no guarantee of obtaining an approval again.

If you only applied for outline planning permission then the council will dictate the matters reserved for approval and provide a time limit in which you must make an application for these matters.

Granted with planning conditions

In addition to a time limit being placed against an application, the council may also apply other terms in which you must comply with in order for your permission to be granted. These are known as planning 'conditions'.

In some cases these conditions can be adhered to with no further action, such as make a start within the time limit. However in some scenarios these conditions will require you to make an application to the council to discharge the conditions and will likely require additional information to be provided in order for the council to consider before discharging the relevant condition. Unfortunately, each condition could require a form to be submitting and a separate fee applied.

Failure to discharge any planning conditions that require it, can lead to enforcement action and will delay any future sale of the property as technically the development will be seen as unlawful if the planning permission was not granted in full following the discharge of any conditions.

Refused

If your application is refused, then the council will explain their reasoning for their decision. You will have the chance to find what changes could be made in order for the council to re-consider their condition. You will also be able to make another application within 12 months at no additional charge. Should you not wish to make changes and re-submit an application, then you can always appeal the decision. However in our experience the appeal process can take anything up to a year and incur considerable costs.