

PLANNING LEGISLATIVE UPDATE APRIL 2008

2008 Promises to bring a number of significant changes to planning related legislation and guidance. We, at Lee Evans Planning, will endeavour to keep you posted of the impending changes. The following will keep you going in the meantime.

1 App

April 6th 2008 sees the introduction of the standard planning application form(s) entitled '1 App'.

No longer will the old application form 1,4 etc be accepted by planning authorities, and these have now been replaced by the 25/26 'standard' variations of form to accompany your application for planning permission or consent under the relevant planning legislation.

You are strongly advised, to only obtain the relevant form from the authority to which you are applying to (available on council's websites). The first reason for this being that each authority is required to insert the council's logo on these forms and, secondly:

Validation Check List

Again, from April 6th 2008, an application for planning permission (or for a relevant consent of certificate) will need to be accompanied by a *validation check list*.

Although there is a standard national requirement, each Authority is able to impose 'local requirements' as part of their validation procedure. Validation check lists will, therefore, vary between Authority to Authority.

The Kent Authorities have, however, standardised (as far as possible) their validation checklists, albeit that slight variations remain.

In downloading or obtaining the relevant '1 App' form from the authority to which you are submitting there will, therefore, be a corresponding validation check list specifically relating to the type of application form you are submitting.

Failure to submit the correct form and corresponding validation check list will result in your application being made invalid by the relevant planning authority.

Application Fees

Subject to parliamentary approval, application fees are due to increase on (yes, you guessed it) 6th April 2008. There are various changes to the fee regulations, further details of which can be obtained from the government website www.communities.gov.uk

As an example, fees are due to increase;

From £135 to £150

From £265 to £335

From £75 to £95

You are advised to contact the Planning Authority to which you are applying for further fee information or use the 'fee calculator' at www.planningportal.gov.uk

Watch this space for impending changes to permitted development rights for householders and to enable the installation of 'micro generation technology'.

Lee Evans Planning 2008