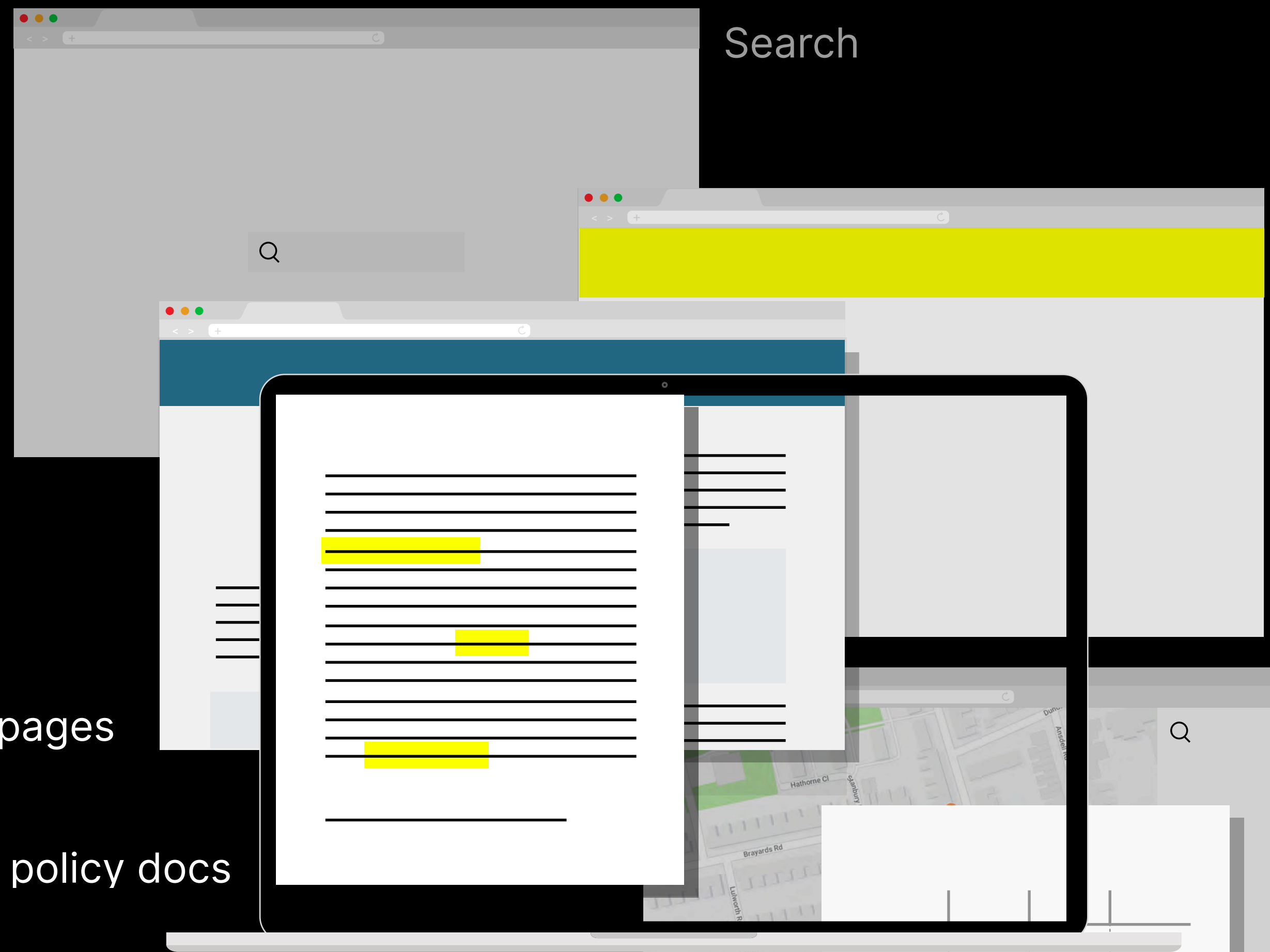


Plan



Search

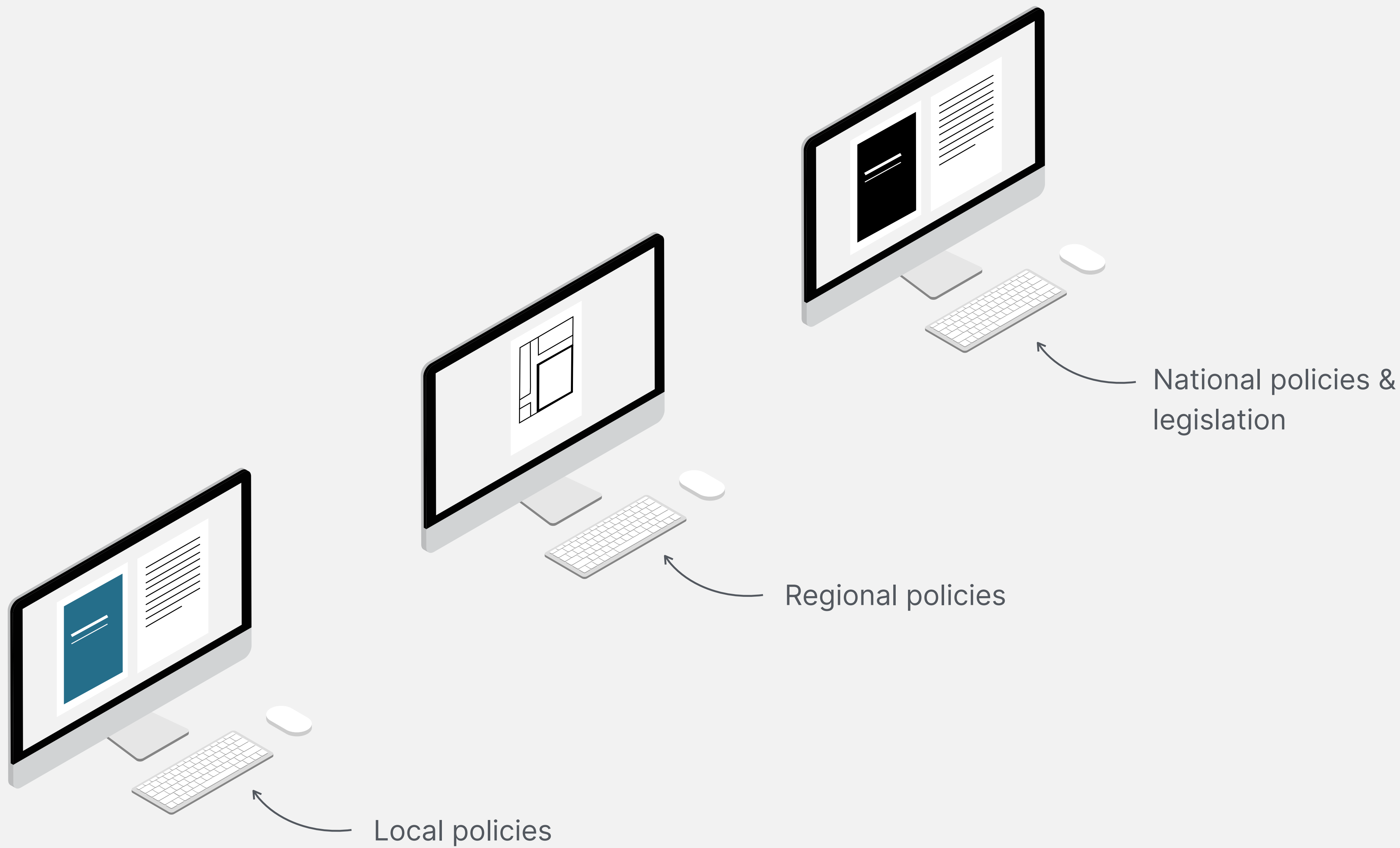
Submissions portal

Website guidance pages

Legislation & policy docs

Maps

Validation checklists



What information do they need?

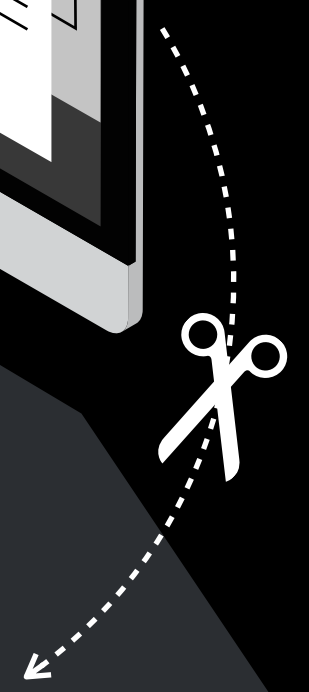
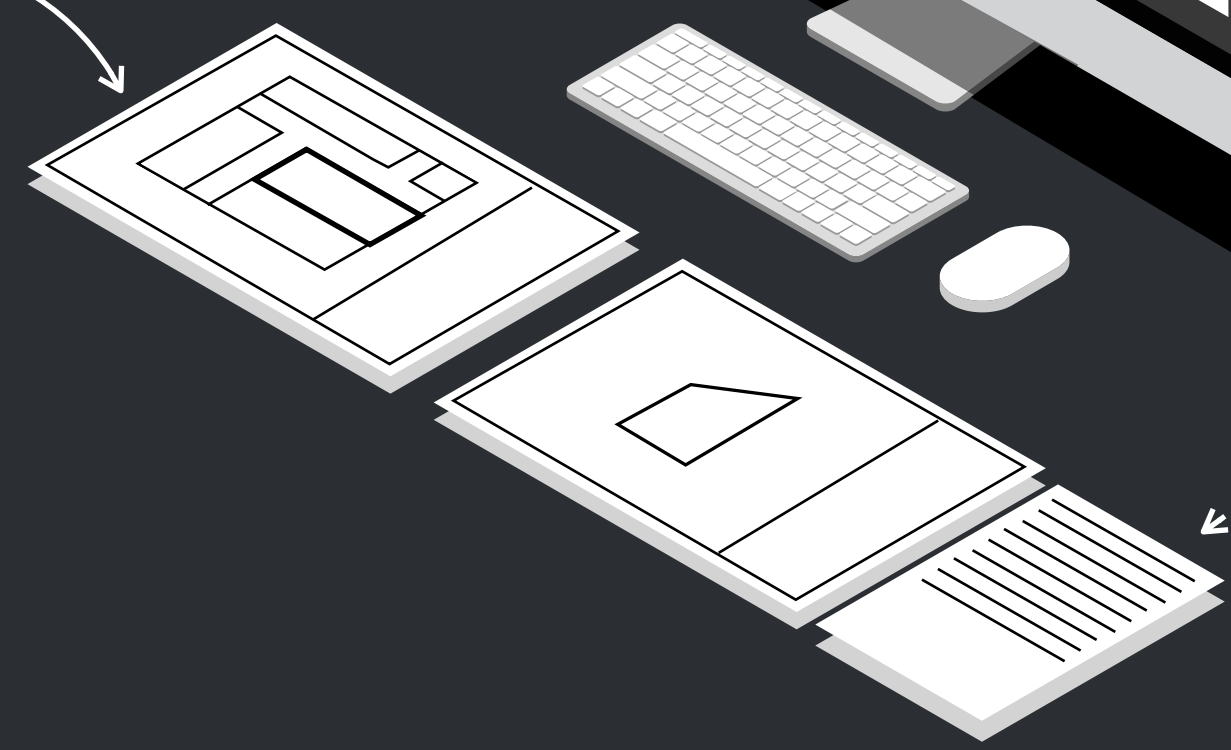
Which parts apply to my project?

What can I do to increase my chances of approval?

Do I need planning permission?



£1000s





Validation / 5 hours
50% invalid

Enquiries / 1.5 hours
Mostly repetitive

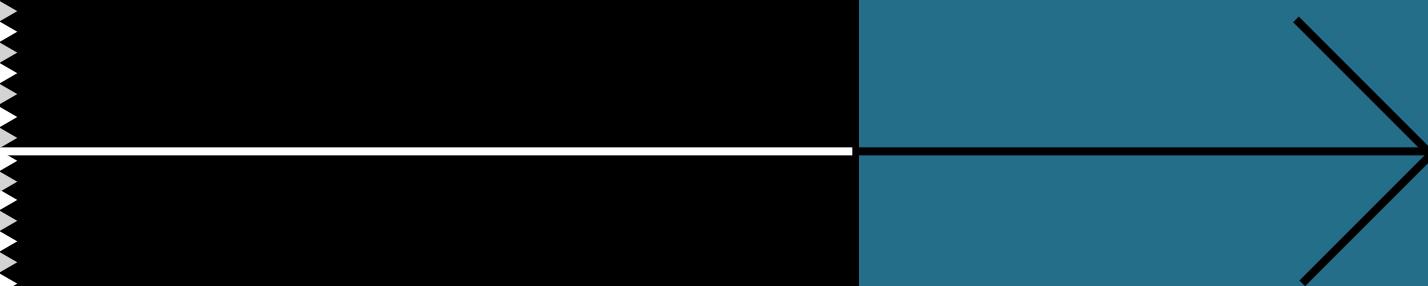
Assessment / 10 hours
12% refused



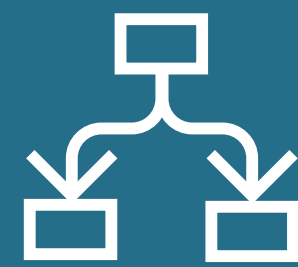
Average Council £1.15m/yr
England **£370m/yr**



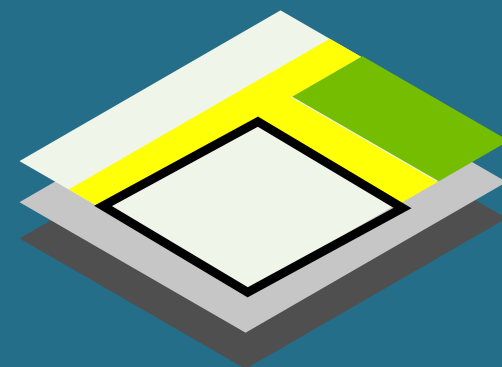
From documents



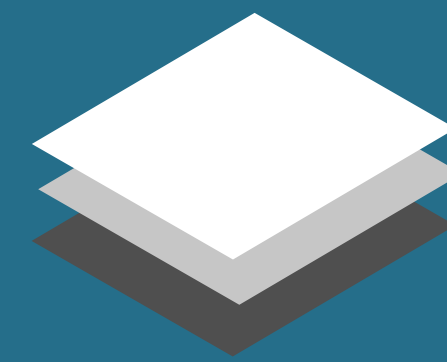
to data



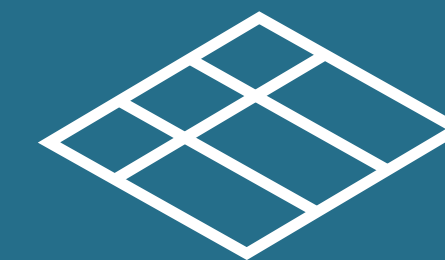
Policy rules



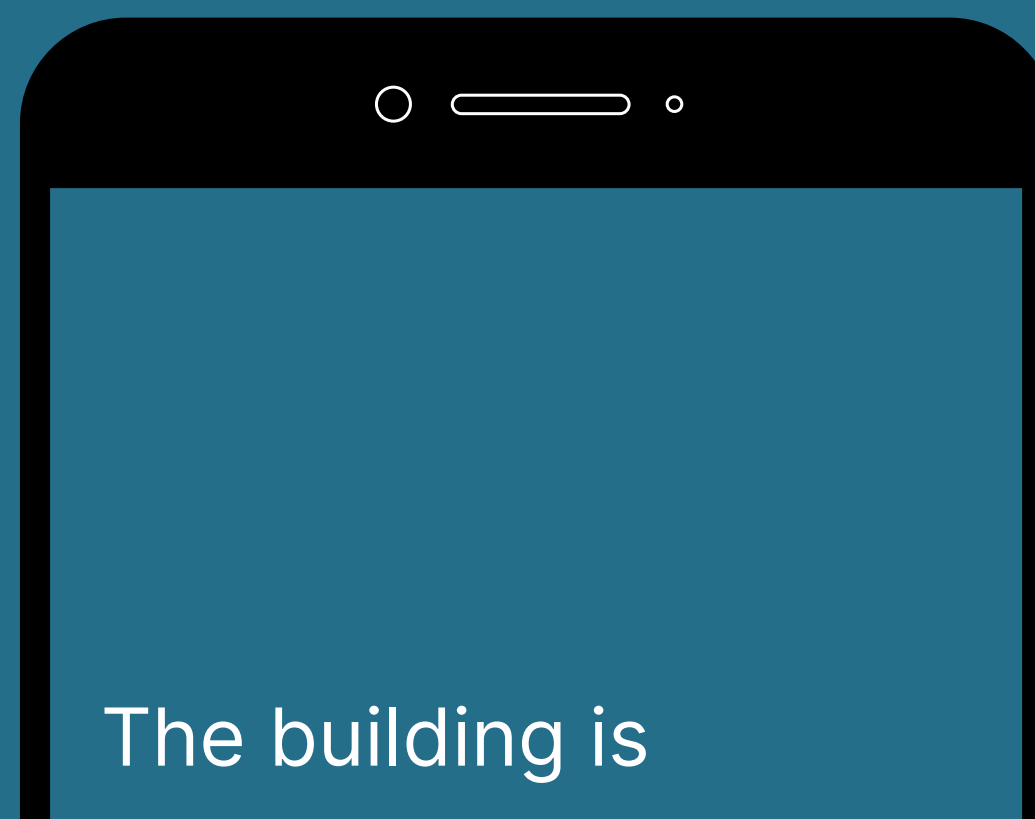
GIS data



Registers



Standard schemas



The building is

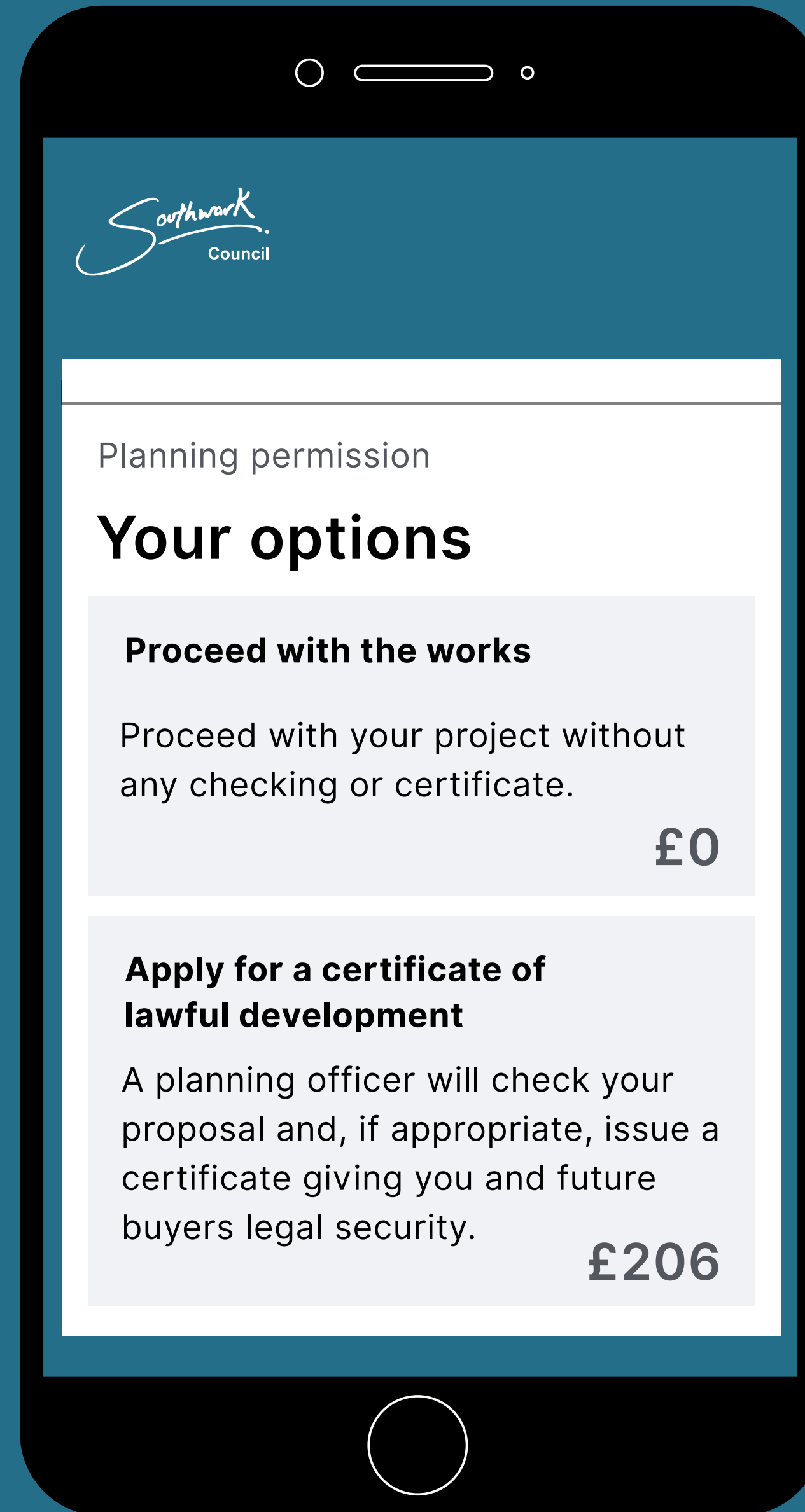
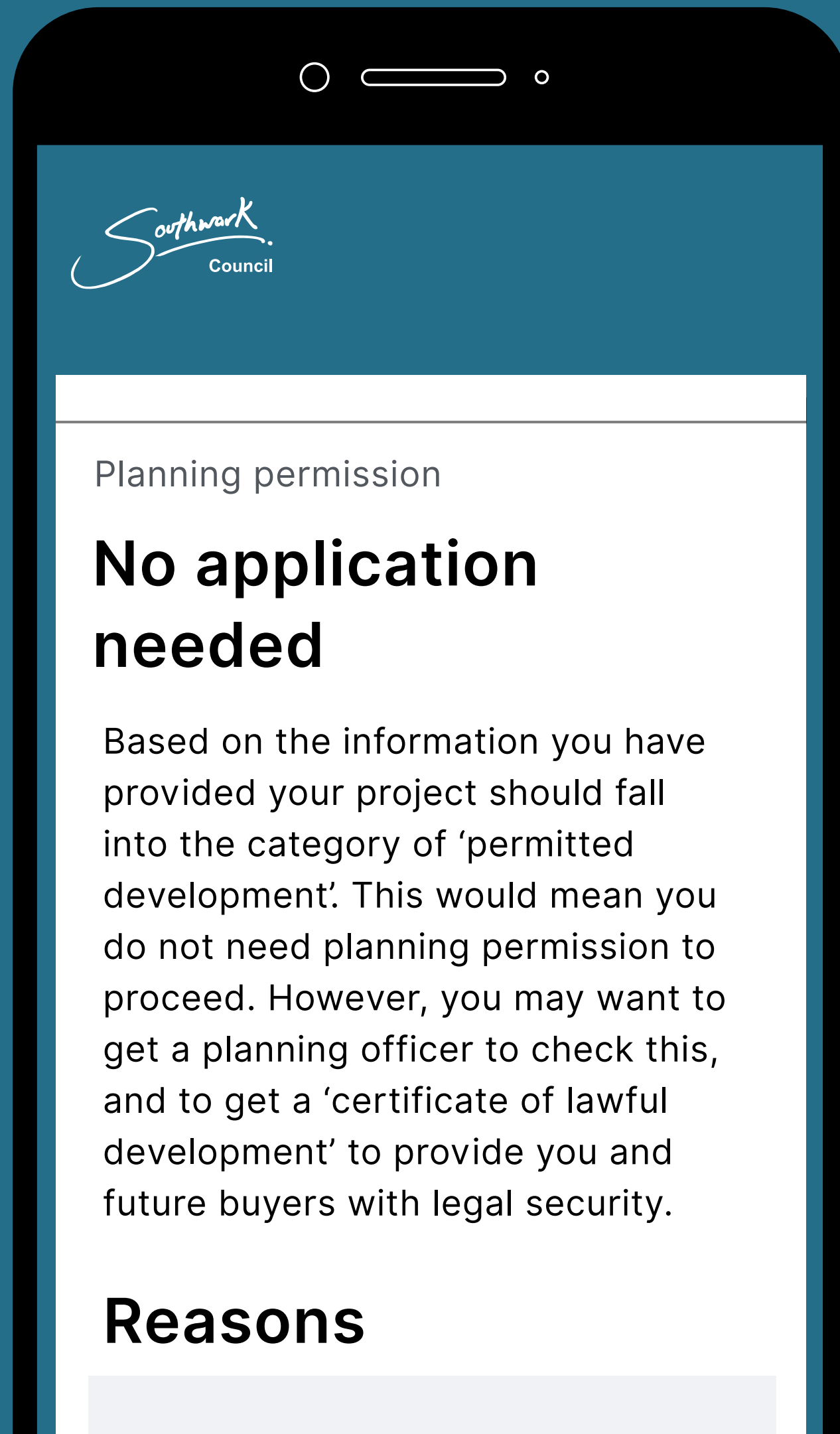
BETA This guide is still in development. Please provide feedback to help us improve it.

PlanXbeta



My postcode is _____

Feedback



- No application needed
- Prior approval
- Planning permission needed
- Likely approval
- Edge case
- Likely refusal
- Missing information



No application needed

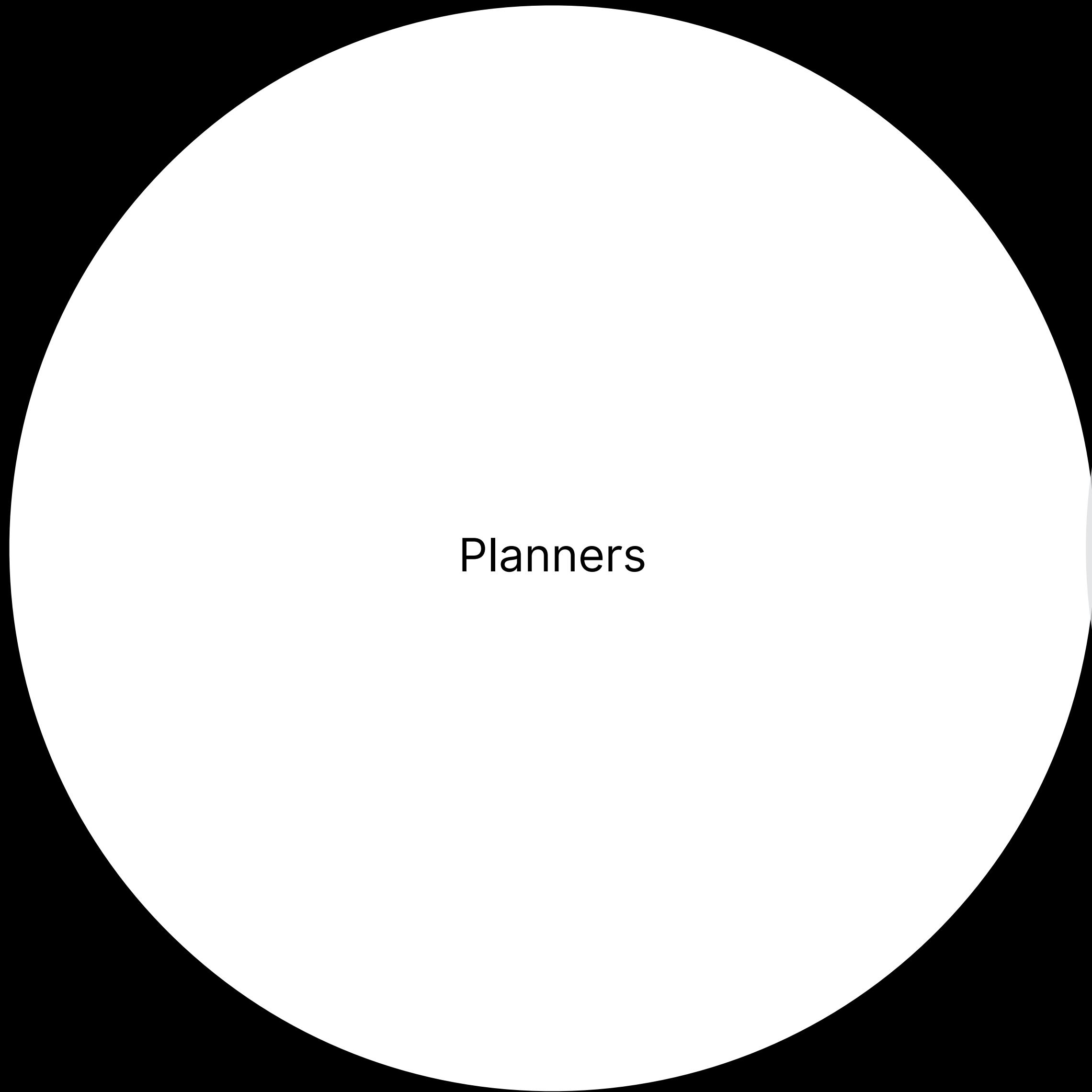
Based on the information you have provided your project falls into the category of 'permitted development'. This means you do not need planning permission to proceed. However, you may want a 'certificate of lawful development' to provide you and future buyers with legal security.

Reasons

The design and appearance will be **similar to how it is now** change

Feedback

~~Artificial Intelligence~~
Planners' intelligence



Planners



People who can code

Class A – enlargement, improvement or other alteration of a dwellinghouse

Permitted Development

A. The enlargement, improvement or other alteration of a dwellinghouse.
Development not permitted

A.1 Development is not permitted by Class A if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

(b) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(c) the height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

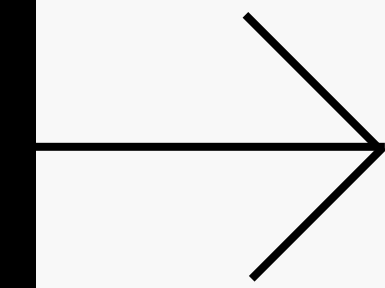
(d) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

(e) the enlarged part of the dwellinghouse would extend beyond a wall which —

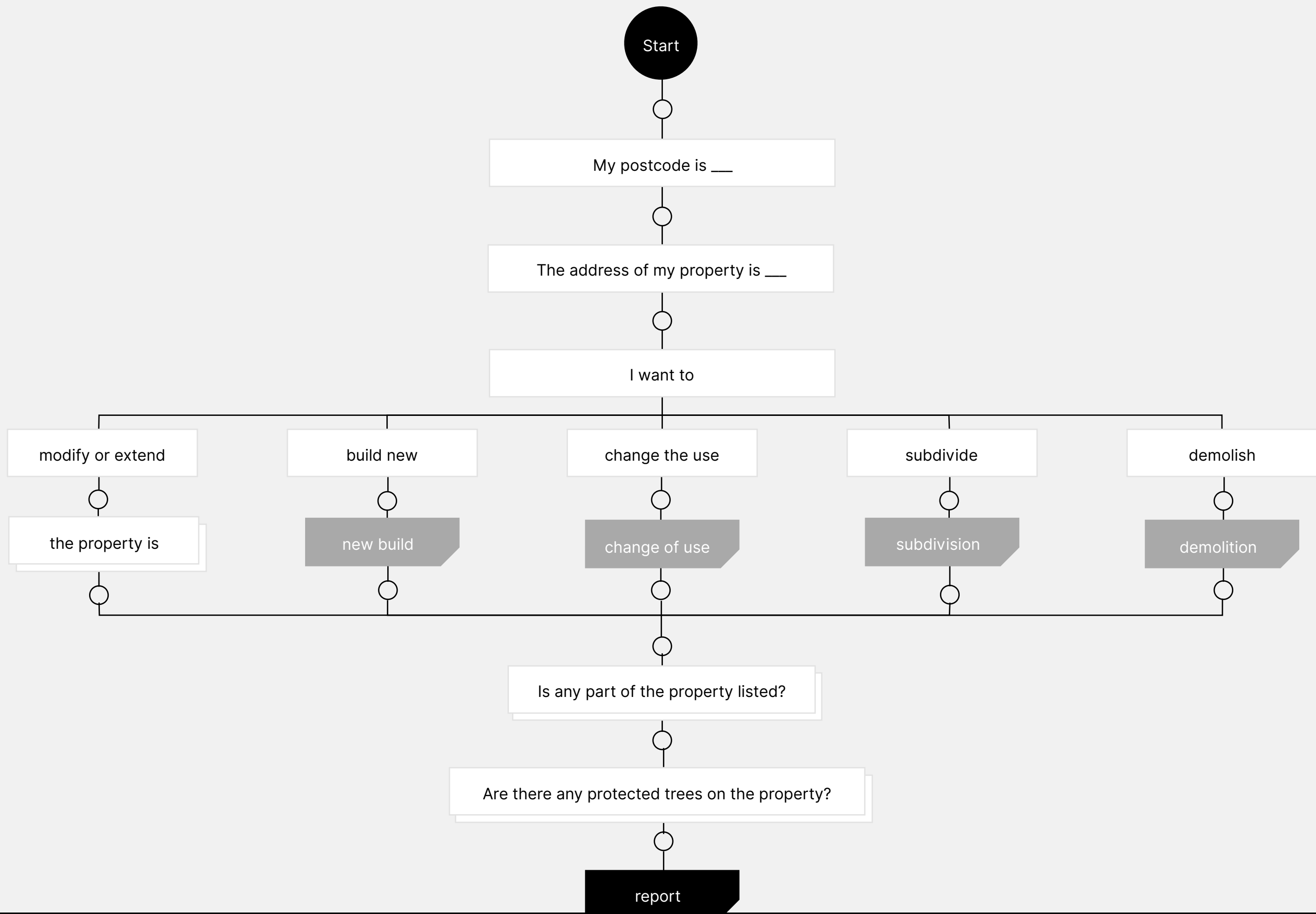
- (i) forms the principal elevation of the original dwellinghouse; or
- (ii) fronts a highway and forms a side elevation of the original dwellinghouse;

(f) subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—

- (i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any



← back



↑ Satisfaction



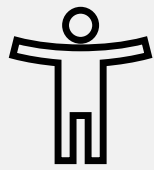
Faster

Users can resolve many enquiries themselves in minutes, 24 hours a day.



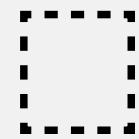
More legible

Helps users understand what policy applies to them and 'see the edges'



More accessible & inclusive

Making planning information more accessible is simply more inclusive and democratic.



More transparent

Users are free to test design variations on their own time, making trade-offs based on clear policy information, to reduce risk of their application being refused.



More trusted

Reduced sense of 'subjectivity', behind decisions.

↓ Costs



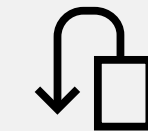
Reduced volume of enquiries

Allowing users to self-serve online reduces the volume of phone and email enquiries.



Reduced workload

PlanX can automate much of the manual work of data entry, parsing & analysing applications in order to identify issues.



Reduced failure demand

Lower communication overheads, information requests, disputes and delays by setting expectations early.



Fewer refusals and withdrawals

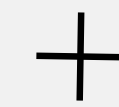
Applicants are unlikely to submit a scheme that they know does not meet policy.

↑ Revenue



Increased activity

By making planning more accessible, PlanX may have the indirect effect of slightly increasing the number of projects successfully being supported.



Increased use of paid services

You can use PlanX to make users aware of additional non-statutory services that help them meet their needs more easily and/or avoid issues later on by engaging with planners early (instead of consultants)

↑ Outcomes



More control

Planners have more control over planning outcomes, pushing updates to guidance and policy without creating additional work.



More consistency

Ensure consistency of decisions across teams. PlanX can also be used internally as a reference or training tool.



Policy analytics

Ability to capture analytics and feedback on your enquiries, policies and guidance.



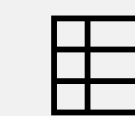
Early communication

Communicating ambitious requirements at outline design increases chance of delivery.



Better staff retention

Reducing stress and repetitive work leads to lower staff 'churn rates'



Better reporting

Automated reporting is more reliable and can be more detailed.

Digital Gov. Who should build it?

Public sector

Open source licence

Pros

- Open and interoperable
- Public value maximisation

Cons

- Not provided as a service

Private / non-profit sector

Open source / Public sector use licence

Pros

- Open and interoperable
- Public value maximisation
- Provided as a service

Cons

- Requires some initial funding

Private sector

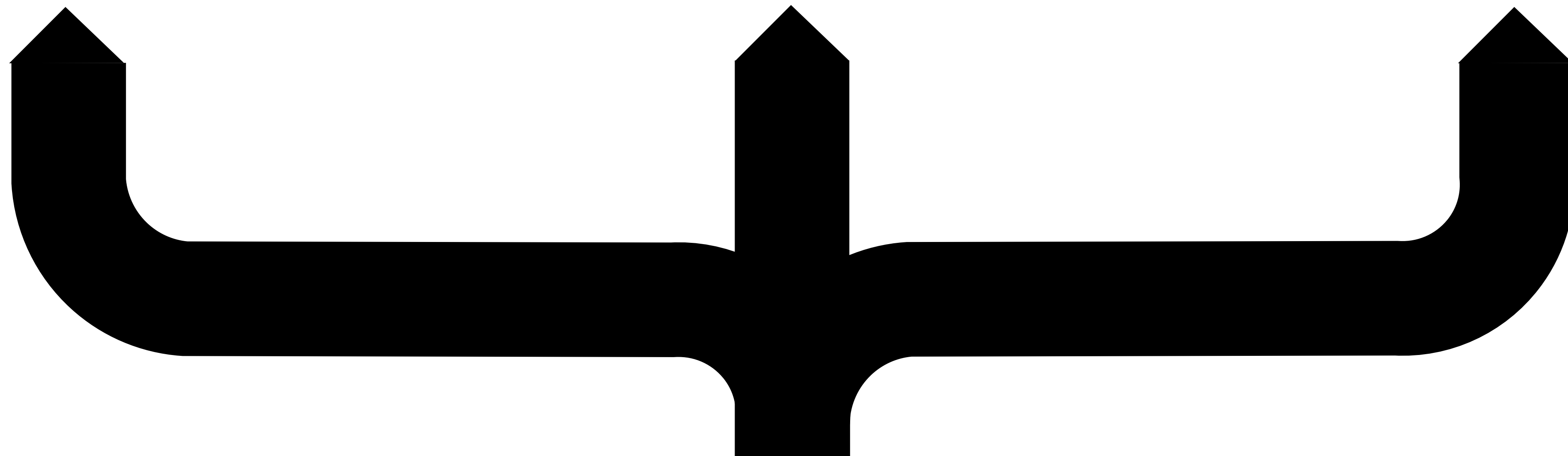
Proprietary licence

Pros

- Self-financing
- Provided as a service

Cons

- Closed, lock-in business models
- Shareholder value maximisation





Find out if you need planning permission

Planning permission for householders

Digital Planning Guide

If you're not sure whether your project will require planning permission, you can try out our new Digital Planning Guide.

[Find out if you need planning permission](#)

About this guide

This guide is still being tested, so there is a small chance it may contain errors. You can help improve the guide by giving your feedback while using it, or by emailing us.

All information is for guidance only, it does not represent legal advice or a planning decision. If in any doubt you should always contact us or engage a planning professional.

This guide is powered by PlanX, a digital planning platform being developed in collaboration with Open Systems Lab and other local planning authorities, in order to make planning simpler.

The council's [Residential Design Standards SPD](#) sets out what standard of design is expected from residential development. Some minor alterations and extensions, particularly to houses, can often be carried out without the need for planning permission. This is known as permitted development.

You can consult the [Planning Portal](#) for guidance on many common building projects for the home.

This is an interactive guide to help consumers to understand Permitted Development Rights including additional change of use permitted development rights applying from 30 May 2013. Users can



In this article

1. Find out if you need planning permission
2. Planning permission for householders
3. Planning permission for business premises
4. Planning permission in other cases

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**Open
Systems
Lab**