

Planning a new project for your property?



Make sure you seek advice first.

What to consider when making changes to your property

If you are considering putting up a new building or structure or making changes to your property it's always important to make sure you have permission to do so first.

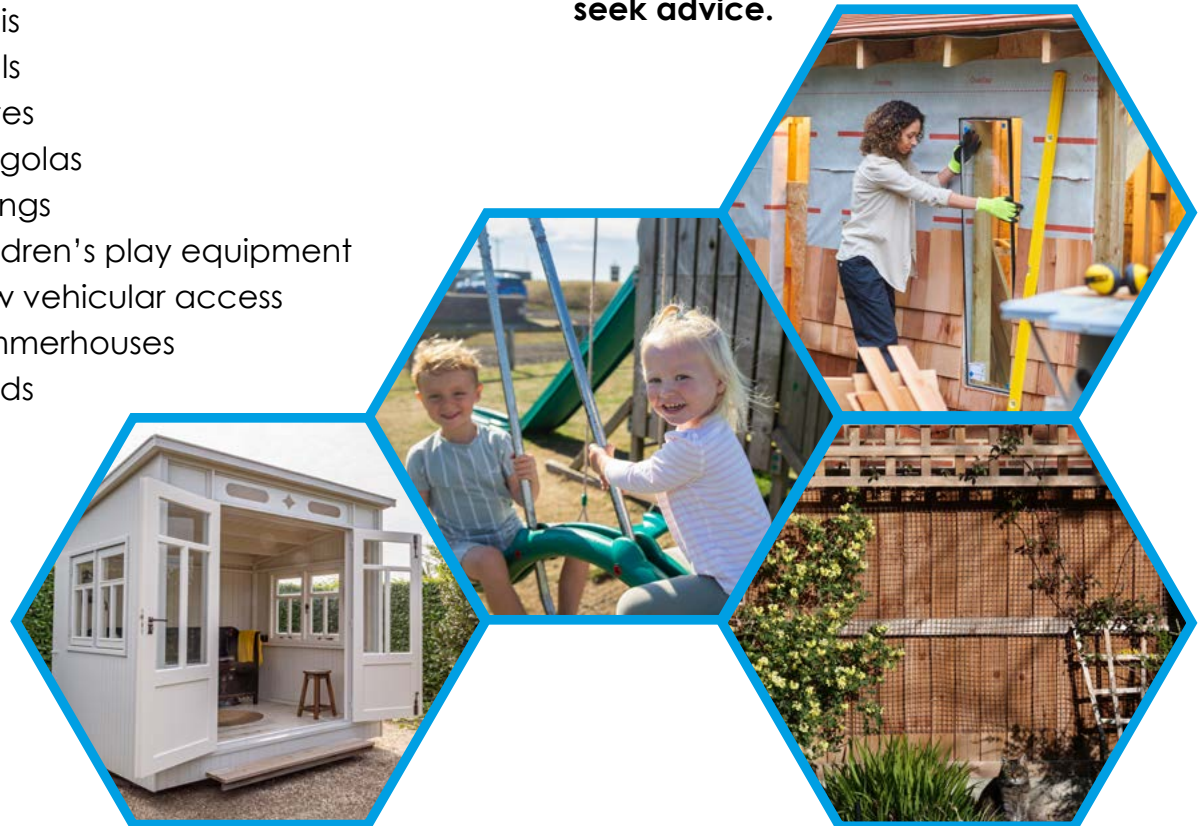
Depending on where your property is located you may need permission from the Council, landowner or residents' association to build or erect any of the following:

- ▶ extensions
- ▶ fences
- ▶ trellis
- ▶ walls
- ▶ gates
- ▶ pergolas
- ▶ railings
- ▶ children's play equipment
- ▶ new vehicular access
- ▶ summerhouses
- ▶ sheds

This list is not exhaustive so if you are thinking of making any changes, please check what permissions you require **before you start any works.**

Planning legislation is often misunderstood. Owners and occupiers sometimes carry out works in the belief that planning permission is not required, only to find this is not the case when the works are reported to our Planning Enforcement team. This can result in costly alterations being made or, in some cases, the removal of a structure completely.

If you are in any doubt as to whether your project is considered to be development that requires planning permission, please seek advice.



East Cambridgeshire
District Council

What is development?

Development covers a wide range of works and is not limited to building a new house or an extension. Fences, walls, gates, sheds, summerhouses, pergolas, some children's play equipment, gazebos and new vehicular accesses are just a few examples of types of development which are often misunderstood.

What is permitted development?

Some types of development may be allowed on your property without the need to seek planning permission. This is known as permitted development.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) provides permission for certain types of development subject to conditions and limitations.

This is national legislation made by government and is not specific to East Cambridgeshire District Council.

Do all properties have permitted development rights?

No - some properties will have had certain permitted development rights restricted.

Our Planning Team will be able to advise you if there are any restrictions associated with your property.

How can I check what permission I need?

There are many sources of information and advice available.

Online

The Planning Portal website includes an interactive house and mini guides to common projects:

www.planningportal.co.uk

Speak to your planning team

The Duty Planner at East Cambridgeshire District Council will be able to provide you with general planning advice.

Monday to Thursday 8.45am to 5pm

Friday 8.45am to 4.30pm

Ask for pre-application advice

If you require detailed site-specific information regarding your development you will need to submit a request for pre-application advice. You can do this here:

www.eastcambs.gov.uk/planning/pre-application-advice

You should also speak to the landowner, developer (for new build properties) or your local residents' association.

When do I need to apply for planning permission?

If your property has restricted permitted development rights, or your project does not comply with the legislation, then you need to request planning permission from your Local Planning Authority, by submitting an application.

No work should start on your development until planning permission has been granted and any conditions associated with the planning application have been met.

Contact us

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