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### **PD- Householder**

Pre-application advice

Whether you need to apply for planning permission will depend on a number of factors. These include:

- what you want to do
- where you want to do it
- the constraints on and around the site / property
- planning history at the site / property

You can access use the Planning Portal website to get advice on your permitted development rights and common projects for residential properties, such as extensions or loft conversions. The 'interactive house' is particularly helpful - <https://interactive.planningportal.co.uk/> You may also find the [GDPO visual guide](#) helpful

In addition to the Planning Portal, we offer an informal process which can tell you whether or not you will need planning permission. This is an informal application between the applicant and the council and will not be disclosed to anyone else and will not appear on our website. You will receive a written response, approximately within 4 weeks. The response is the informal opinion of a planning officer as to whether planning permission is required. It is not an application for Planning Permission.

The cost for Permitted development enquiries for householder proposals (e.g. extensions, garages, loft conversions) is £97.50 (inclusive of £16.25 VAT). Follow the link below for further details and how to apply.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/find-out-if-you-need-planning-permission/householder-permitted-development.aspx>

### **PD – Non-householder**

There are certain types of development, changes of use and minor works that can be carried out without the need to apply for planning permission. These types of work/development are known as "Permitted Development".

Whether you need to apply for planning permission will depend on a number of factors. These include:

- what you want to do
- where you want to do it
- the constraints on and around the site / property
- planning history at the site / property

You can access use the [Planning Portal website](#) to get advice on your permitted development rights and common projects for residential properties, shops and flats - the 'interactive house' is particularly helpful -

Further to the Planning Portal, we offer an informal process which can tell you whether or not you will need planning permission. This is an informal application between the applicant and the council and will not be disclosed to anyone else and will not appear on our website. You will receive a written response, approximately within 4 weeks. The response is the informal opinion of a planning officer as to whether planning permission is required. It is not an application for Planning Permission.

The cost for permitted development enquiries for non - householder proposals (e.g. new build houses, commercial or agricultural premises ) is £120 (inclusive of £20 VAT).

Follow the link below for further details and how to apply.

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/find-out-if-you-need-planning-permission/non-householder-permitted-development-do-i-need-planning-permission.aspx>

### **Pre-App**

This type of query would come under Pre-Application advice. This is an informal application between the applicant and the council and will not be disclosed to anyone else and will not appear on our website.

The application will be assigned to a planning officer and they will respond to you within 4 weeks to let you know whether the proposed development would be acceptable.

This is an officer opinion only and is in no way binding. You will still need to apply for full planning permission if you wish to continue with the development.

The fee for this will vary depending on the type of development, the fees are listed on our Dorset Council website along with the links to apply. You can access the Pre-Applications website page using this link: <https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/pre-application-advice.aspx>

### **Pre-App listed Building**

For an initial view from a Conservation Officer, please submit a Specialist Listed Buildings pre-application, information of which is available at

<https://www.dorsetcouncil.gov.uk/planning-buildings-land/planning/pre-application-advice.aspx#specialist>