



InfoSheet 07



Nottingham
City Council

Planning, housing - reporting

The Problem

Planning authorities everywhere are under increasing pressure due to cost cutting measures and Nottingham is no exception. The Park is a Conservation Area with special protection, but the city has one conservation officer who covers all of Nottingham's conservation areas. It is not unheard of for works to be carried out that differ substantially from the approvals granted, or for minor alterations and improvements to be carried out without applications being made at all, both of which are potentially offences that can result in building work being halted or on occasion completely demolished.

<https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-policy/conservation-areas-and-listed-buildings/>

The Solution

If you are aware of development work that is being undertaken close to you that you have not been alerted to, it may be work that should have received planning permission. Please contact the PPSG if you would like them to check it out and see if it needs passing on to the planning authority. PPSG@parknews.co.uk

Alternatively, you can contact the Enforcement Officer at Nottingham Planning Department and enquire further there. <https://www.nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/planning-enforcement-in-nottingham/> This page will tell you what you need to do.

The Process

The best approach to take is to assume you do need planning permission unless you can establish that you don't. Even with permitted development rights (an implied and automatic consent for certain home improvement projects if they meet the stringent limitations that factor in elements such as size, materials used and relation to neighbouring buildings), the authorities still need to be informed. Permitted development includes for attached houses, a single-storey rear extension upto 3 metres, and for detached houses, a single-storey rear extension up to 4 metres. https://ecab.planningportal.co.uk/uploads/1app/guidance/guidance_note-larger_home_extension.pdf

This site lists what owners can do without planning permission: <https://www.homebuilding.co.uk/ideas/things-you-can-do-without-planning-permission>.

If building within a meter of a boundary there is also a need for a Party Wall Agreement to be entered into with the neighbour in question. Whilst this is not a process that can prevent development, it is still a requirement to proceeding that is there to ensure no damage is done to a neighbouring property through poor detailing or inadequate structural support. If you feel work has commenced near your property without your consent, you could engage a party wall surveyor to act on your behalf - but only as a last resort.

In addition to this, there are other conditions requiring permission, such as a 'change of use' from a garage to a habitable room, a family home to an HMO (House in Multiple Occupation) or the use of a flat roof space as an outdoor room.