

'Permission in Principle'

The Permission in Principle consent route is an alternative way of obtaining planning permission for residential development, which separates the consideration of matters of "principle" for the proposed development, from the "technical details" of the development. As such, the Permission in Principle route has two stages: the first being the "permission in principle stage, which establishes whether the site is suitable in-principle; and the second being the "technical details consent" stage which is when the detailed development proposals are assessed.

The scope of the Permission in Principle application (being the first stage) is limited to location, land use, and amount of development. Other matters such as scale, design, form, etc can only be considered at the technical details consent (being the second stage) and would be subject of a separate and subsequent application should the Permission in Principle be approved. At the "Technical Details stage" the applicant would be required to provide detailed drawings of the proposed development, including type of housing, scale, appearance, layout etc. In this regard, the Permission in Principle application is much like an Outline permission.

If granting a Permission in Principle application, the Local Planning Authority must specify the minimum and maximum net number of dwelling which are, in principle, permitted. This requirement relates only to the number of dwellings on the site, and it is not possible to specify the size/number of dwellings of such range. This would be subject of consideration as part of a Technical Details application, with the proposed details assessed against the relevant policies in the Development Plan. However, when granting permission in principle to a site, Local Planning Authorities can provide information on the Decision Notice about what they expect the detailed proposals to include at the technical details stage. This suggestive information does not form conditions to any approval, but applicants are encouraged to take account of this information when preparing a Technical Details Consent application.

A decision on whether to grant "Permission in Principle" to a site and a subsequent "Technical Details Consent" must be made in accordance with relevant policies in the Development Plan unless there are material considerations, such as those in the NPPF and national guidance, which indicate otherwise. The scope of the Permission in Principle application is limited to location, land use, and amount of development; with the Technical Details Consent encompassing design, scale, layout, and appearance considerations. It is possible to refuse Technical Details Consent if the details submitted are unacceptable, but the Permission in Principle application would be unaffected, and the Applicant could submit a new technical details application.

The Local Planning Authority are required to consult any body with whom they would have been required to consult on an application for planning permission for the development proposed. This consultation period is for a total of 14 days for both the "Permission in Principle" stage and the "Technical Details Consent" stage. The Local Planning Authority must, in determining the application, take into account any representations received from any body consulted. In addition, the application is required to be publicised through a Site Notice, with the relevant period of consultation also being 14 days. This Site Notice has been erected at the site today.