

The difference between Planning and Building Control



How does it affect homeowners?:

If you're looking to extend, rebuild or adapt your home it's likely you'll need both Planning and Building Regs Approval. They are both very different but important to ensure you have a smooth and compliant build.

Planning

Do I need Planning Permission for everything?

Not always, in most cases internal works don't and some extensions can class as 'Permitted Developments'.

This is something an experienced architect and the Local Authority can clarify under Pre Application Advice service.

How do I make a Planning Application?

An Agent or Architect can do it on your behalf or you can apply online via

<https://www.eastsuffolk.gov.uk/planning/planning-applications/>

This will link you to the Planning Portal where your application is sent to the Local Authority online.

How does the decision making application work?

The Town and Country Planning Act allows the Planning Officers to make decisions but sometimes it will be referred to a committee to make a decision.

General Publics comments can be taken into account regarding planning issues also. Often issues such as the look/design, if its overbearing to neighbours etc is what will be discussed.

How long will it take and what if its refused?

Most applications will meet the 8-12 week make based on workload and how tricky and application might be. If an application is refused but reasonable adjustments can be made often a free resubmit is applicable.

Building Control

When would I need Building Control Approval?

Generally if you are planning to carry out 'building work' as defined in [regulation 3 of the building regulations](#), then it must comply with the building regulations. This normally applies when you want to:

- Put up a new building
- Extend or alter an existing one
- Provide services and/or fittings in a building such as washing and sanitary facilities, hot water cylinders, foul water and rainwater drainage, replacement windows, and fuel burning appliances of any type.

How is it different to Planning?

The Building Control Inspector will actually check the physical works for compliance such as drainage has adequate fall, Foundations are suitably dug or the correct amount of insulation is used.

If Plans are checked it's not based on looks but for fire escape and products specified etc.

What will be checked?

For a normal extension

- Foundations
- Drainage
- Oversite & DPC
- Roof & Floor Joists
- Insulation
- Fire safety & ventilation if needed
- Completion

***You'll receive an Planning Approval & on successful completion you will receive a certificate of compliance
You should keep safe should you ever sell your property.***

Still have a query? Did you know that we do offer 1 hours free pre application consultation for those who need it. Contact us today at building.control@eastsuffolk.gov.uk / 01502 523072