

GENERAL SERVICES

Planning Advice



01344 508048

Appeals



office@etplanning.co.uk

Community Infrastructure Levy



www.etplanning.co.uk

Planning Applications



200 Dukes Ride
Crowthorne
RG45 6DS

Planning Enforcement

Sequential Tests

Land Promotion

Grey Belt Assessment



ALL ABOUT
PLANNING
APPLICATIONS

ET Planning

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At ET Planning we deal with a range of planning application types covering small-scale home extensions to planning applications for 100+ unit schemes. We have experience dealing with applications through every stage of the planning application process and can help guide you through the complex planning system. Here are a few examples of the types of applications we are involved in on a day-to-day basis:



ABOUT US

ET Planning is a leading independent planning consultancy, committed to supporting clients in navigating the complexities of the planning system throughout England and Wales. We offer bespoke, expert-led advice to facilitate the successful delivery of development projects at all stages – from early-stage feasibility assessments through to the securing of planning permission and post-consent support. Working in close partnership with architects, property owners, developers, and private investors, we offer strategic insight and practical solutions designed to unlock the full potential of your site. Whether your project involves residential, commercial, or mixed-use development, our team is committed to helping you realise your vision with confidence and clarity.

PRE-APPLICATION ENQUIRY

Used as a tool to engage with the local planning authority (and relevant internal consultees) to discuss a scheme design before it is formally submitted to the Council. This enables the applicant to determine if any amendments are needed to the scheme for it to be considered acceptable.

OUTLINE

Used to gain an understanding as to whether the nature of a development is acceptable. These planning applications deal with the principle of development and usually site access, leaving matters relating to appearance, landscape, layout and scale reserved for approval later. Usually they offer a cheaper way to determine if development at a site is feasible compared with a full application as fewer reports are needed at the outset.

DISCHARGE OF CONDITIONS

Following approval, conditions may be imposed to regulate the development. Some of these conditions may need to be discharged prior to development commencing. This will require an application to the LPA including information on how the requirements of the condition are met.

PRIOR APPROVAL

Certain aspects of permitted development have associated limitations and conditions. One such condition is the need to submit an application to the Council for its prior approval. This might include home extensions, new dwellings, changes of use and demolition.

REMOVAL/ VARIATIONS OF CONDITIONS

More formally known as a Section 73 application, this allows for conditions attached to granted permission to be materially amended. A Section 73 cannot be used to change the description of development.

FULL APPLICATION

Are required for all larger schemes beyond the scope of householder or permitted development. These require a detailed set of proposals to justify the development to the Local Planning Authority.

CERTIFICATE OF LAWFULNESS

Existing certificates are used to evidence to the local authority that a site or building has been in a use for a continuous period of 10 years or more and is therefore lawful without requiring planning permission.

Proposed certificates are typically used when a development meets the requirements of permitted development and does not require express planning permission. These are assessed against whether the proposals fall within the category of permitted development; or does not constitute development.

HOUSEHOLDER

Householder applications are for those who intend to enlarge or alter their home. This relates to any works within the curtilage of their property

RESERVED MATTERS

Are used following the approval of an outline application to determine the details of a scheme that were previously left undecided (i.e. appearance, landscape, layout and scale).

NON MATERIAL AMENDMENT

A non-material amendment can be applied for to allow for a minor change to the granted permission which does not materially affect the permission. Information around the proposed amendments and how these differ from the original application is required.