

Pre-planning application advice

Malvern Hills District Council is able to provide you with advice and information prior to the submission of a planning application. The service is intended to provide an indication of whether your proposal is likely to gain planning permission or not, what the key issues are likely to be and what you would need to submit with any application that you make.

Planning services at the district council welcomes the opportunity to provide advice before an application is made. There are considerable benefits in seeking advice before making a planning application:

- It gives you an opportunity to understand how planning policies will be applied to your development.
- It can identify at an early stage where there is a need for specialist/technical input, for example on listed buildings, trees, highways, landscape, noise, transport, contaminated land, ecology and archaeology.
- It will assist you in preparing proposals for formal submission which, providing you have taken our advice fully into account, is likely to be handled more efficiently.
- It may lead to a reduction in time spent by your professional advisors in working up proposals.
- It may indicate at an early stage that a proposal is unacceptable, saving you the cost of pursuing a formal application.
- It can ensure an application is complete and comprehensive and to a satisfactory standard, avoiding rejection at registration stage or early refusal of permission because of inadequate or insufficient information

Many small scale house extensions do not need planning permission and fall within “permitted development” rules. You can find out more about what can be built without planning permission on the District Council’s website www.malvern hills.gov.uk . If you wish to have formal written confirmation from the council to confirm whether planning permission is required, you can complete an assessment form which can be found on the website. The fees are £45 for householder and £54 for non householder.

Cllr Barbara Williams