

Guide (13) Information on Prior Notifications and how to submit a form

Certain specific development does not require planning permission, but does require a submission for us to check the details are Permitted Development, these are called Prior Notifications. In most cases Prior notifications have less restrictions and consultation requirements than a planning application. The proposals for each Prior notification submission, explains what they are applying for.

The legislation for prior notifications is all explained in the General Permitted Development Order [here](#) which takes you to PART 1 and you can scroll through

[Guide 11 Permitted Development](#) and the page www.bedford.gov.uk/planningenquiries also provide details

An enforcement complaint can only be raised if the development is not in accordance with the plans or if the Council has not received a prior notification (where relevant). To check the history of the site go to www.bedford.gov.uk/searchplans.

SUBMITTING A PRIOR NOTIFICATION AND FEES

To submit and see the fee details please go to this page [PRIOR NOTIFICATIONS](#)

For any other type of submission please refer to www.bedford.gov.uk/planningforms.

TYPES OF PRIOR NOTIFICATIONS

HOUSEHOLDER PRIOR NOTIFICATIONS (HPN application types)

The Government has changed the permitted development rights so that larger extensions can be built without the need for full planning permission. The changes allow **detached homes** to extend up to **8 metres** into the garden and **all other homes** to extend up to **6 metres** into the garden provided all other restrictions are met click [here](#) for more details (scroll down the page that appears for PART 1). However before building the extension a prior notification is required so that the Council can notify direct neighbours i.e. only those who abut the property. There is no requirement to consult Parish Councils or Statutory (professional) Consultees such as the Highways department or Environmental Health etc. There is a fee of £96.00.

CHANGE OF USE PRIOR NOTIFICATIONS (CPN application types)

The Government has also changed the Use Classes Order Part 3, to allow certain changes of use to take place without the need for full planning permission. However, a form and information must be submitted to the Local Planning Authority. Prior notifications for

change of use do not require consultation to Neighbours or Parish Councils; however the Council are required to put up a site notice. Each change of use type falls under a CLASS specification, for example a CPN for Class Q would be a CPNQ. If you click [here](#) and scroll down the page you can see each of the classes and what the proposals are. Each Class requires specific criteria to be checked to ensure what is being applied for falls within the relevant legislation and specific criteria for assessment. These are the only considerations that can be taken into account following consultation to the relevant Statutory Consultees who deal with these matters such as Highways, Environmental Health, Waste Services etc. If these Consultees raise no objections to the submission, the Council cannot refuse the prior notification. Any determination has to be done within a very specific time scale or the development can go ahead without the Councils notification. Fees vary, please see submitting a Prior notification on page 1.

OTHER TYPES OF PRIOR NOTIFICATIONS

There are several other types of prior notifications such as Agricultural, Telecommunications, Hedgerows, photovoltaic equipment etc. form and how to submit is available on www.bedford.gov.uk/planningforms step 4.