MATTERS NOT DEALT WITH BY PLANNING

For more information on Highways matters and their functions

For more information on Environmental issues and their functions for example, statutory nuisances (noise, odour, light, smoke and bonfires, rubbish and fly tipping, report a dangerous tree, pest control, community safety, flood risk management)

Q: **Does planning deal with health and safety, structural integrity, energy performance, window safety, boiler flue positioning, guttering, fire safety, electrical installation?**

A: No. These are Building Control matters, not Planning matters. Building Control deals with how the building is built and covers both internal and external aspects of the building. Information about the Council's Building Control Service can be found here

Q: **Are Planning and Building Control the same thing?**

A: No. These are two separate regulatory systems which control different things. Planning relates to matters under the Planning Acts; Building Control relates to matters under the Building Regulations. Developments and changes of use often require both Planning and Building Regulation consents. The national Planning Portal http://www.planningportal.gov.uk/ provides information on each.

Q: **My neighbour has started work without informing me under the Party Wall Act. Can you investigate?**

A: No. The Party Wall Act is not part of the planning control. You may wish to take independent advice from a surveyor, architect or other property professional.

Q: **Can the Council's planning service investigate covenants?**

A: No. Covenants are not planning matters, and cannot be enforced with planning legislation. If the covenant was imposed by the Council click on the following link for more information https://www.bedford.gov.uk/business/commercial-property/residential-covenants/

Q: **Does a planning permission show me where my boundary is?**

A: No. Planning permission grants permission for a use of land and/or works. You don't need to own the land to make a planning application.

Q: My neighbour is running a business from home does this require planning permission?

A: You do not necessarily need planning permission to work from home. The key test is whether the overall character of the dwelling will change as a result of the business. The national Planning Portal gives advice at the following link: http://www.planningportal.gov.uk/permission/commonprojects/workingfromhome

Q: **My neighbour has started building works, why wasn't I consulted?**

A: Some development is 'Permitted Development' and doesn't need planning permission from the Council. The national Planning Portal gives advice at the following link: http://www.planningportal.gov.uk/permission/ there is also information on our neighbour consultation process in How To Guide 5

Q: **My neighbour has a caravan on their drive, do they need planning permission?**

A: If the caravan is used or stored within the lawful curtilage of a dwellinghouse and is used as part of the house then planning permission is not normally required. Use of a caravan as a separate residential unit or for any other independent use may require planning permission.

Q: **My neighbours are parking a lot of vehicles on the road?**

A: Planning has no control over vehicles parked on the highway.

More details about what planning can control or what is a planning breach

Q: **Planning can't seem to help with my concerns, who can?**

A: The Council performs a number of regulatory functions, that you can find online at www.bedford.gov.uk If the Council is unable to help, Citizens Advice Bureau http://www.bedfordcab.org.uk/ may be able to provide information and advice.

Q: **My neighbour is a Taxi driver/plumber/etc and parks his work vehicle on his drive? Does this need planning permission?**

A: If the driver lives at the property and brings one car/light van home planning permission is not likely to be required. More details about planning permission