

The Planning Permission Guide

Routes, timescales, and what actually gets applications approved.

Editable Word version and our other guides: exparc.co.uk/free-guides

In this guide: your approval routes, what trips people up, what it costs, how long it takes, a checklist you can work through, and answers to the questions we are asked most.

1. Your approval routes

Route	When it applies	What you submit
Permitted Development	Works within nationally set limits	Lawful development certificate advised
Prior Approval	Larger rear extensions and some change of use	Notification with drawings and consultation
Full Planning	Anything beyond permitted limits or in sensitive locations	Full application, drawings, statements

2. What trips people up

- Around 88% of householder applications are approved nationally. Preparation, not luck, is the difference.
- Assuming the wrong route is the most common early mistake, and the most expensive one to correct.
- Expect roughly 8 weeks from validation, plus design time before that.
- A refusal is not the end. Revised submissions and appeals succeed regularly.

3. What it costs

Typical UK market ranges, so you can sanity-check any quote you receive. Exp|Arc quotes one fixed written price after a free route check, and flags the third-party costs below up front.

What	Typical UK range	Who it is paid to
Planning drawings	£1,200 – £2,500	Your drawing practice
Full set incl. Building Regs	£2,500 – £5,000	Your drawing practice
Council application fee	£548 (householder, England, from April 2026)	Local authority
Structural engineer	£700 – £2,000	Engineer, where structure changes
Measured survey	Up to £450, or £0 with a guided self-survey	Surveyor

4. How long it takes

Stage	Typical time
Free planning-route check	Same working day

First draft drawings	10 working days
Revisions until you are happy	Unlimited, usually 1 to 2 rounds
Council decision	6 to 8 weeks from validation
Building Regulations set	1 to 2 weeks after approval

5. Your checklist

- ☐ Get the route confirmed in writing
- ☐ Prepare accurate existing drawings
- ☐ Address overlooking and neighbour impact early
- ☐ Submit a complete, validated package
- ☐ Track the case officer's comments
- ☐ Know your appeal options before you need them

6. Questions people ask

How long does planning permission take?

Most householder and minor applications are decided in about 8 weeks from validation, though validation itself can take a week or two.

What is a lawful development certificate?

Formal confirmation that your project is permitted development. It is not compulsory, but it protects you at resale and against enforcement.

What if I am refused?

We handle changes and resubmission, and if any application we submit is refused you get a 100% refund within 5 days.

Get your free planning-route check

Send your postcode and what you are planning. You get the route confirmed in writing, the drawings you need, and one fixed price, usually the same working day. If any application we submit is refused, you get a 100% refund within 5 days.

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