

Permission in Principle: Guidance for Local Councils

Permission in Principle (PiP) is an alternative route to obtain planning permission for housing-led development. It is suitable only for minor developments of between 1 and 9 dwellings with a total development area of under 1,000sqm and a site area of under 1 hectare. In some cases, PiP applications may also include a small amount of non-residential development (i.e. office, retail etc), providing that housing occupies the majority of floor space.

There are two stages that must be completed before full permission to build is granted. Stage 1 approval does not guarantee approval at stage 2. Each stage requires a separate application and individual consideration:

- Stage 1 - Permission in Principle (PiP)
- Stage 2 - Technical Details Consent (TDC)



Stage 1: Permission in Principle

Key facts:

- Requires only an application form and location plan
- The application description must specify the minimum and maximum number of dwellings being sought and, if being applied for, the scale and use of any non-residential development
- Conditions and planning obligations cannot be imposed/agreed
- Determination period of 5 weeks – Local Councils have 14 days to comment
- A site notice is displayed at or near the site

What can be considered?

Location of the site	Proposed land use	Amount of development
<ul style="list-style-type: none">➤ Is the site well located in relation to existing settlements and infrastructure – is it a sustainable location?➤ Would the development of the site result in such significant harm to the character of an area or the setting of a designated heritage asset or landscape that could not be mitigated?	<ul style="list-style-type: none">➤ Is the proposed use (typically residential) compatible with neighbouring uses?➤ If non-residential elements are proposed, are these compatible with the residential element and surrounding land uses?	<ul style="list-style-type: none">➤ Is it likely that a number of dwellings within the proposed range could be accommodated on the site?➤ Would the number of dwellings proposed be in keeping with the density and pattern of development within the immediate setting?➤ Would the scale of development make efficient use of land?

Stage 2: Technical Details Consent (TDC)

The granting of technical details consent has the effect of granting planning permission for the development. If the technical details consent application is refused, the permission in principle (stage 1) is unaffected and the applicant has the option to submit a new TDC application as long as the PiP has not expired.

Key facts:

- The exact number of dwellings must be confirmed and must be within the range specified within the Permission in Principle
- All necessary plans, surveys and reports (dependant on the site circumstances) must be submitted
- Determination period of 8 weeks – Local Councils have 21 days to comment
- A site notice is displayed at or near the site
- Planning conditions and planning obligations can be included where necessary and relevant

What can be considered?

- All material planning considerations other than the principle of development (as established in stage 1) such as; highways, neighbour impact, ecology, drainage, landscape impacts, heritage impacts, layout, design etc.
- Developer contributions towards necessary infrastructure, including affordable housing, can be sought where the scale of development exceeds the thresholds for such