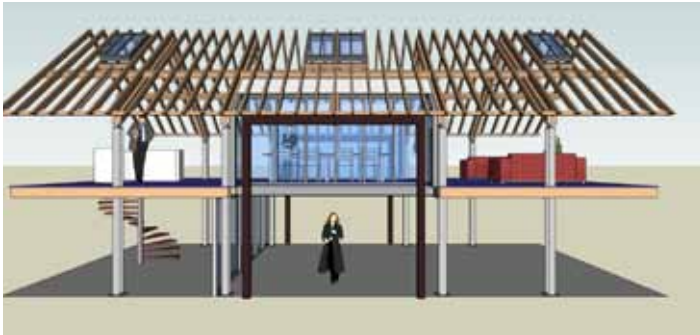


## TIPS FOR SUCCESSFUL PLANNING AND BUILDING REGULATIONS FOR HOMEOWNERS



These tips are guidelines only but are a good primer to understanding the statutory process

### Planning Permission

Listed Building and Conservation Area Consent are separate statutory requirements from building regulation approval. They are granted by the Local Authority, who control development in their geographical area based on national standards and regional considerations.

Over development of a site may be a consideration, and can limit the size of extensions and development.

Planning Applications often fail to gain permission through inadequate detail, we recommend going through the pre application consultation process, developing the scheme alongside the consultations before lodging an application to improve the likelihood of gaining approval.

### Building Regulations

The Building Regulations apply to most building projects and are subject to constant revision. There are some exceptions and exemptions for Listed Buildings and small scale stand alone structures. We recommend you consult Taylor & Co to establish if your proposal is likely to require Building Regulation Approval and also to establish whether the Party Wall Act requirements need to be considered.

### Loft Conversions

If a loft is to become a habitable room then the building regulations will apply and you will need to submit detailed plans for approval. In some instances planning permission will be required, you should seek advice from Taylor & Co at an early stage.

### Bats and Ecology Surveys

Ecology surveys are sometimes required before a planning application can be submitted to assess any protected species are present. Any requirement to maintain protected species can be designed into the proposals at an early stage.

### Rough guide to Building costs

It is impossible to accurately predict costs without understanding fully what is involved in

a project. However a very rough guide can be based upon £1300 per square metre for the building cost including normal finishes, all fees and vat. If the project is complicated or you need to alter the existing property or fit kitchen fittings allow some costs on top of this overall figure which includes VAT. Many people get a quote from a builder but find 'extras' creep in to the final bill. Taylor and Co Architects can offer an invaluable service here by advising from the outset realistic prices, the appropriate form of contract, what constitutes an extra and what is covered in the contract.

### Sustainability and basic advice on Green Building

Taylor & Co can offer advice on sustainable design the simple upgrading of insulation, rainwater harvesting, the utilization of green materials etc. can all offer real long term benefits in terms of savings on energy bills. Careful specification can introduce appropriate sustainable construction to a project in a cost effective way to the benefit of the client and the environment.

From 6th April 2008 the Planning Minister relaxed planning restrictions on the installation of renewable technologies. All homeowners are now able to install microgeneration eg. Solar Panels and Ground Source Heat Pumps without the need to get planning permission, as long as there is clearly no impact on others.

Water has come sharply into focus with both flooding and droughts and homeowners are always looking to reduce their water consumption and allow them to make use of water that falls on their property. With more areas of the countryside being covered by impermeable surfaces the flood risks are increasing and this means we have to pay more attention to our urban drainage systems.

Taylor and Co can actively assist in helping you to evaluate which proprietary systems are suitable for your project.

### Landscape Design

Taylor and Co have been involved in designing and managing landscape design with the assistance of a landscape architect they frequently partner with.