

Thousands of 'gung-ho' homeowners forging ahead without planning permission

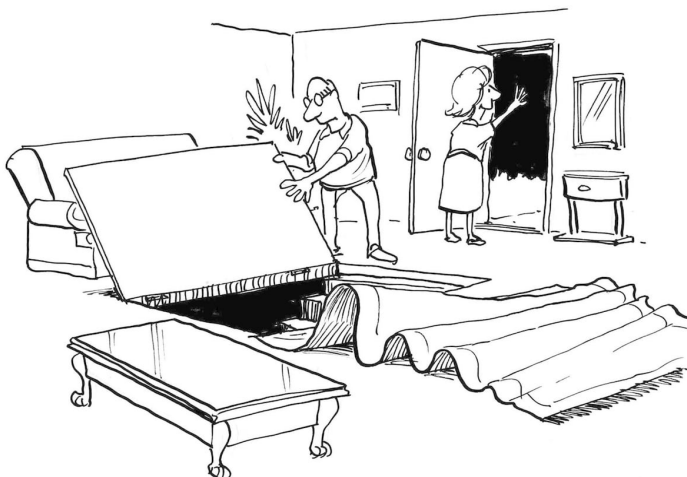
Nearly 40,000 retrospective planning applications were filed across the UK in the last three years alone, according to new research, with single-storey extensions the most common source...

• By PrimeResi • 8th January 2020

London, National

New research has revealed that nearly 40,000 retrospective planning applications were filed across the UK in the last three years alone.

The figure of 39,200 works out at nearly forty applications per day for works either already started or completed, according to the research by Churchill Home Insurance, which also found that 4,758 of the total had being rejected by local authority planning officers. It is not known how many of these were overturned on appeal (some estimate around 40%), or resulted in reinstatement works.



Their guests having left, the Millers returned underground.

Single-storey extensions were the most common source, followed by double-floor extensions, loft conversions, garage conversions and internal reconfigurations.

The average rejection rate for retrospective applications across the UK was found to be

12%, rising to 21% in London and 28% in Wales. In Scotland, just 3% were refused.

The data, first reported in the Times and collated via a Freedom of Information request, demonstrates both a lack of knowledge and an overzealous approach to building works, said Jason Orme of the Homebuilding & Renovating Show: “Generally people don’t understand they need to apply for planning permission. Some people have a gung-ho attitude. They are caught out either when a neighbour tells the local authority or when they come to sell and surveyors start asking about planning permissions.

“People can appeal if the retrospective application is rejected. But it is not usually worth it and the sooner they realise the peril they are in the better. The consequence is usually an enforcement notice which will require the building to be brought in line with what is permitted or tear it down.”

Technically, an owner can apply for a certificate of lawfulness if unconsented works remain unchallenged for four years, but - as in the famous case of a farmer who built a mock Tudor castle behind a wall of hay bales - this method doesn’t always work...