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Outline Planning Permission

What is outline planning permission and what does it achieve?

Outline planning permission is useful where the principle of building a residential property on a plot has not yet been established. If outline planning permission is granted it will have to be followed up by a full planning application.

Because the purpose of outline planning permission is to establish a principle it is almost entirely about addressing planning policy and has very little to do with the design of the house. A typical scaled site plan with elevation showing the approximate size of the house/conversion/extension and its' location are all that is needed.

One of the benefits of applying for outline planning permission is that you don't need to spend money on developing a detailed design before knowing what your chances of getting full planning permission are likely to be. If a site justifies the submission of an outline application i.e. your chances of success are good enough, then investing in submitting a strong case for approval becomes worth it.

Regards.

**James Hodges: M.I.D.E.
Design Consultant.**