

From 6th April 2010 Design & Access Statements

Design & Access statements are required for all Planning applications unless either the type of application or development falls into one of the following categories:

NOT required if...

Type of application/development	Location or development criteria
Advertisement Control	
Tree preservation orders	
Storage of hazardous substances	
Prior approval for proposed development	
Non-material amendments	
Removal or variation of conditions	
Engineering or mining operations	
Householder developments	Unless any part of the dwelling or curtilage is within a World Heritage Site or a conservation area
Material change of use	Unless also involves operational development
Extensions to time limits of an existing permission	
Development of an existing flat for any purpose incidental to the enjoyment of the flat	Unless any part of the flat is within a World Heritage Site or a conservation area
Extension of an existing building used for non-domestic purposes where the floor space created by the development does not exceed 100 square meters	Unless any part of the building or the development is within a World Heritage Site or a conservation area
Erection , construction, improvement or alteration of a gate, fence, wall or means of enclosure , up to 2m high or the height of the existing means of enclosure	Unless any part of the development is within a World Heritage Site or a conservation area or the curtilage of a Listed Building
Development on operational land consisting of the erection of a building or structure up to 100 cubic meters in volume and 15m in height	Unless any part of the development is within a World Heritage Site or a conservation area
The alteration of an existing building	Unless any part of the building or

where the alteration does not increase the size of the building	development is within a World Heritage Site or a conservation area
The erection, alteration or replacement of plant or machinery where, as a result of the development, the height of the plant or machinery would not exceed the greater of 15m above ground level, or the height of the original plant or machinery	Unless any part of the development is within a World Heritage Site or a conservation area

Please note that Design & Access Statements are always required for Listed Building Consent applications.