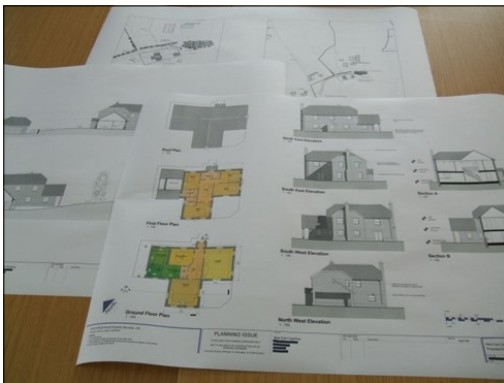


What to do now you have Planning Permission for your House

Getting planning permission is an exciting and important stage but there is still a lot to do. There are still pieces of legislation that need to be complied with and lots of decisions to be made before the build can start. You need to read and understand your permission; it probably has conditions attached to it. Some of which will need to be discharged and complied with before starting work on site, so it is worth thinking about these early in the process. You also need to decide how you will get your house built; this can range from self-build to handing over the site to a contractor and returning when the job is finished.

As part of the development process you need to comply with the Construction (Design and Management) Regulations 2015 (CDM 2015) which are designed to make construction sites as safe as possible. Not complying with CDM 2015 is a criminal offence. More information is available in our Information Sheet 7 - Safety on your Construction Site.

Building regulations consent needs to be obtained. Building regulations are concerned with making sure the dwelling is safe to live in and meets government targets for using resources. As an example, the regulations are concerned with whether a door needs to resist fire but not if it is made of oak or cardboard. Usually a building regulations application will be submitted with annotated drawings detailing technical information (based on the planning drawings) and an energy performance calculation. The application process is different to planning in that there is an assumption that you will get approval and the assessor will work with you to make sure that the details are correctly specified.



Typical planning drawings



Typical building regulations documents

Many building contractors will be happy to build your house based on the building regulations drawings but there are still a lot of decisions to make and you will need to decide who will make them and when they need to be made. You can make all the decisions yourself (working with your builder or designer), you can let your builder or designer make the decisions for you or you can combine the process between the parties.



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You will need to enter into a contract with your builder; this can vary from a verbal agreement to bespoke documents created for you by a solicitor. There are excellent standard forms of contract written with you in mind by, for example, the Joint Contract Tribunal and the RIBA. Your contract should ideally include agreement on exactly what is being built, as well as payment terms, programme of works, insurance and how to deal with changes. The contract can be based on the planning drawings, the building regulations drawings or a full set of construction drawings.

A full set of construction drawings will include details of how the house will be built and will include all the elements of the house and how they come together. They may include a specification which includes detail down to the size and number of screws to be used to fix a door frame and schedules listing paint colours in the various rooms.



Typical construction set documents

The amount of information you include in the contract will influence the accuracy of the builder's pricing and the number of choices you still have to make. You may also wish to employ someone to work with the builder on your behalf (i.e. a project manager) to ensure that he is doing what you have asked him to and deal with anything that crops up during construction which is unexpected.

Acorus can help you throughout the process following planning consent with whichever route you choose to complete your house.