

CHANGES TO PLANNING PROCEDURE RELATING TO AMENDMENTS TO APPROVED PLANS:

When Planning permission is granted, it is subject to the work being carried out in accordance with the approved plans, which may be as originally submitted or amended before approval is granted.

The planning system has until recently considered that legally there was flexibility to grant minor amendments following planning permission having first been granted.

However as a result of a recent High Court decision (Sage v Secretary of State) the legal position has dramatically changed and the effect of any changes from the approved plan now requires a new planning application to be submitted for the change to be considered. There is no longer any provision for minor amendments to be given consideration.

This also means that if the work is carried out other than in complete accordance with the approved plans, the whole development will be unauthorised, as it will not have the benefit of the original planning permission and will require a further planning application to be submitted.