



## Frequently Asked Questions Local Authority Planning Permission Temporary and Permanent Modular Buildings

All of our Suppliers of Modular Buildings on the RM6014 framework have specialists within their organisations who can manage your planning requirements. Once awarded the chosen supplier will be able to guide you through the process in detail, however, below are some frequently asked questions. Please review this guidance in line with project specific considerations and engage with a specialist if in any doubt.

### 1. When is planning not needed?

- a. Planning permission **is not needed** if the building is going to be there for less than 28 days and it doesn't come within 5m of the boundary of the site.
- b. Planning **permission is not** required if the temporary modular building will be used while you construct new or refurbish your existing property this includes;
  - i. Construction Site office
  - ii. Welfare units
  - iii. Any ancillary buildings required for demolition/construction work
- c. Factory or Warehouse extensions will **not** normally require planning permission if the extension is
  - i. Less than 100m<sup>2</sup> of floor space
  - ii. Less than 25% of the volume of the original building
  - iii. Below the height of the original building
  - iv. If the extension doesn't come within 5m of the existing site boundary
  - v. Used for purposes directly related to the current use of the building.

### 2. When is planning permission needed?

- a. Planning requirements state that regardless of size, any building or structure in place for more than 28 days has to have planning approval.
- b. It may be worth checking the proposed site's existing planning consents to confirm if they will cover your proposed building, or if new consent is required. Always treat each project individually and check every time.

### 3. Who is responsible for approval of planning for a modular building?



- a. If you are purchasing or organising the supply or installation of a modular building the responsibility for approval of the planning regulations will sit with you.
  - b. This responsibility can be discharged to the manufacturer/supplier of the building or lead consultant during procurement however this should be established at the start of the project.
  
4. **Where do I get planning permission?**
  - a. Planning permission is granted by the local planning office details can be found for England and Wales <https://www.gov.uk/planning-permission-england-wales> , Northern Ireland at <https://www.nidirect.gov.uk/articles/making-a-planning-application> and Scotland at <https://www.mygov.scot/planning-permission/how-to-apply/>
  
5. **Can I get retrospective planning permission?**
  - a. Due to the nature and speed of installation, modular buildings can be installed and retrospective planning permission can be obtained, similar to any installation. This should be highlighted as a risk in the project risk register and agreed upfront by the client and supplier. If it is not granted then you will be asked to return the site back to the original state at your own cost.
  
6. **How long does a planning application take?**
  - a. Planning can take between 8 and 12 weeks for approval. However, planning approval meetings only take place about every 4 to 6 weeks so it's advisable to allow 13 to 14 weeks in your project plan for the whole planning permission cycle.
  
7. **What's needed to submit a planning application;**
  - a. Existing site plans explaining the proposed addition to the site, existing layout plans and elevations together with new layouts and elevations to enable the planning authority to understand the site works.
  - b. What is the external appearance of the building including height and size and finishes?
  - c. What is proposed use of the new building?
  - d. Any infrastructure impacts such as road and utilities?
  - e. Is there going to be an impact on traffic and parking?
  - f. What is the current use of land and how with this impact it?



- g. Does the installation have any impact on neighbours or the wider area?
8. **If I am moving a modular building from the site where it was used to another site for temporary storage, or just storing the building on land post use (and not using and/or plumbing/plugging in) do I need planning permission?**
- a. Establish the planning consent for the proposed storage location. If you are moving to an existing storage yard then the existing planning consent should suffice. If you are using open land then change of use may be required.
  - b. Our experts suggest notifying the local planning officer to ask for advice/consent. They will ask;
    - i. Can it be seen from the road or surrounding properties?
    - ii. What is the lands current use and are you changing the use of the land by storing the building on it.
    - iii. Is the building stored safely and securely, both from the intruders and weather?
    - iv. They may ask for general layout on the site plan.