

If someone else carries out development which I think should have needed planning permission, what can I do?

Write to or telephone the Planning Enforcement Section (01423 556689) giving the address of the property and an explanation of what you think may be wrong. Every report confirmed in writing will be examined and your identity will be treated as confidential.

More information on how the Council deals with breaches of Planning Control can be found on our website at: www.harrogate.gov.uk/planning or by reading our leaflet 'A Guide to Planning Enforcement', available to download from the website or in hard copy from Planning Enquiries (tel 01423 556666).

Useful Contact Numbers

For Searches telephone Land Charges on 01423 556066. For Planning, Building Regulations, Planning Enforcement (& Trees) and the Highway Authority (within Harrogate & Knaresborough) please write to:

**Department of Development Services
Planning Division, Knapping Mount,
West Grove Road, Harrogate HG1 2AE.**

or telephone:

Planning Enquiries	01423 556666
Building Control	01423 556555
Enforcement	01423 556689
Highways	01423 556565
Fax:	01423 556510
Textphone:	01423 556543

Office Hours: Monday - Friday 8.30-4.00

For Highway Authority (for other parts of Harrogate District) contact North Yorkshire County Council either on:

Fulford Area Office (for parts of Harrogate District east of the A1 and south of the A168).

Tel: 01904 628746

or

Skipton Area office (for the remainder).

Tel: 01756 794816

There may be other Planning publications relevant to the subject you're interested in or the project you're involved with. You can download them from our website www.harrogate.gov.uk/planning

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Moving House?

Looking ahead



www.harrogate.gov.uk/planning

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Looking Ahead

Moving house is stressful and complicated enough, but it is important to give some thought to whether the property you are buying will meet your expectations not only as it is now, but also in the future.

What might happen nearby in the future?

Your solicitor or conveyancer will carry out searches on the property you are buying. One of the searches will be to check with the Borough Council to see what official information is held by the Borough Council on the property. The Borough Council is the only official source of this information and it's searches can be received and returned to your solicitor or conveyancer either electronically or by post usually within 2/3 days. The search will only cover the property you are buying unless you ask for other properties to be searched as well. That open field over the fence, or your neighbour's nice open garden, may already have planning permission for new houses; or it may be allocated for future development by the Borough Council.

Any plans for significant future development - either through a new Local Plan or a planning application - will have to be given publicity but you probably won't be told personally; you will need to watch out for formal notices in the local paper and for notices posted on or near the site. These will tell you how to make representations if you wish. For some minor development a planning application is not needed and therefore there will be no publicity.

Can I make changes to the property?

You may need planning permission. This will depend on the nature of what you want to do: you can find out by filling out a "Householder Planning Check" form available from Planning Enquiries (tel 01423 556666) or download from our website www.harrogate.gov.uk/planning You will need to tell the Council the dimensions and location of the proposal and the volume of the existing house (measured externally).

The location and size of your proposed development and any previous extensions, garages or outbuildings, and any conditions laid down under the planning permission for the original or subsequent developments may affect the need to obtain permission.

Sometimes neighbours fall out over proposals for extensions, garages, fences etc. so it makes sense to discuss your ideas with neighbours at an early stage, whether or not planning permission is needed.

As well as planning permission, you may also need permission under the Building Regulations, and if you want to make a new access (vehicle or pedestrian) you may need the permission of the Highway Authority. The Search will tell you if the property is in a Conservation Area or is a "Listed" historic building - these are subject to extra and more stringent controls. The title deeds to the property may include covenants which affect what you can do or may give other people rights over the property and your solicitor can advise you.

What about trees - can I do what I like?

If your house is in a Conservation Area then you must give the Council 6 weeks' notice in writing of any intention to fell, lop, top or trim any trees. If the trees are the subject of a Tree Preservation Order (TPO), then you need to make a formal application for consent (similar to a planning application). Forms are available from Planning Enquiries or our website.

In some places there is a condition (imposed when planning permission for building the houses was given) which requires trees to be retained. If you want to remove them, or carry out work to them, you should obtain permission first by writing to the Council. Your Search of the local land charges will tell you whether the property is in a Conservation Area or has a TPO and what previous permissions have been granted.

The need to get any formal permissions does not absolve you of your responsibilities as a property owner, to the general public and under your house insurance. If a tree on your property becomes dangerous then it is your responsibility to deal with it. It is best to contact the Council before taking action if possible (tel. 01423 556666) but if the danger is so immediate that it is not possible to contact the Council you should, in any event, employ a tree specialist. Get his/her advice in writing, take photographs of any evidence of danger or disease and keep samples of any diseased timber.