

What category does your pre-application proposal fall within?

The SDNPA pre-application service offers different levels of service depending on the nature of a proposal and its complexity. Accordingly, there are a number of proposals where it is not immediately apparent which category of the pre-application service structure the proposal would fall within.

The following guidance is intended to assist both applicants and the SDNPA in categorising pre-application enquiries. If it is still not clear what category the proposal falls within please contact your relevant planning office.

Proposal	Interpretation / Examples	Category
Erection of stables	Erection of stables for the keeping of horses - domestic	Replacement Dwellings and Other Development
	Erection of stables for the keeping of horses - commercial	Based on commercial floorspace created
Erection of agricultural building	Erection of any agricultural building – ranging from pig shelters to cattle sheds	Replacement Dwellings and Other Development
Erection of wind turbines up to 15m high	Either domestic or commercial turbines up to 15m high	Replacement Dwellings and Other Development
Erection of 1-3 wind turbines more than 15m high	Either domestic or commercial turbines	30-99 dwellings; 1,999m ² to 3,500m ² commercial floorspace
Erection of more than 3 wind turbines of any height	Either domestic or commercial turbines	Anything over the above thresholds
Erection of domestic solar photovoltaic array	Erection of solar panels on any dwelling or building within the residential curtilage	Householder
Erection of non-domestic solar photovoltaic array	Erection of solar panels on any non domestic building or free standing solar panels outside of a residential curtilage	1-3 dwellings; up to 499m ² commercial floorspace
Erection of solar farm	Large scale free-standing solar arrays usually sited on agricultural or brownfield land	Anything over the above thresholds
Erection of community facilities	Erection of village hall or sports facilities such as a play area	Match floorspace proposed to commercial floorspace in the pre-application service structure
Erection of advertisement	Either commercial or domestic	Replacement Dwellings and Other Development
Installation of telecommunication equipment	Installation of any commercial telecommunications equipment	Replacement Dwellings and Other Development
	Installation of domestic	Householder

	satellite dish	
Introduction of commercial lake	Re-grading of land to create a fishery	Match the site area proposed to commercial floorspace in the pre-application service structure
Introduction of domestic lake	Re-grading of land to create a domestic feature	Match the site area proposed to commercial floorspace in the pre-application service structure
Erection of any residential building	Erection of a new hotel or residential institution	Match the number of rooms proposed to number of dwellings in the pre-application service structure
Change of use of agricultural field to equestrian (keeping of horses)	Creation of paddock or horse riding ménage – either domestic or commercial	Replacement Dwellings and Other Development
Change of use of agricultural land to golf course	The creation or extension of any golf course	Anything over the above thresholds
Change of use of non-residential property to residential use	The change of use of any existing non-residential building to a residential use (C3)	Based on net dwellings proposed
Change of use of residential property to B & B	The change of use of any building to incorporate an element of B & B	Replacement Dwellings and Other
Change of use of a building to create a residential care home	The change of use of a building to create a residential institution (C2)	Based on net dwellings proposed
Change of use of a building to a hotel	The change of use of any building to a hotel	Match the number of rooms proposed to number of dwellings in the pre-application service structure
Change of Use of a residential or non-residential building to a HMO	The change of use of any building to a HMO	Replacement Dwelling and Other
Change of use of agricultural land to a residential use	The construction of x number of dwellings	Based on net dwellings proposed in the pre-application service structure
	The extension of residential cutilage	Householder
Change of use of agricultural land or buildings to a commercial use	The construction of commercial buildings (B1/B2/B8)	Match proposal site area to commercial floorspace in the pre-application service structure
	The introduction of a car storage facility or car repair service	Match proposal site area to commercial floorspace in the pre-application service structure
Works to a school	Extending an existing classroom at a primary school	Match net increase to commercial floorspace in the pre-application service structure
Change of Use of listed building	Subdivision of listed building to ten flats	Would be a planning not listed building enquiry based on net dwellings proposed

Listed building works	Whether acceptable to insert a ground floor window into listed building	Would either be a householder or other development (if not residential) enquiry but with no fee as relates to listed building consent works
	Whether inserting ground floor window into listed building requires consent	Would be a DINPP enquiry but with no fee as relates to listed building consent works
Sports facilities	Extending golf course	Would be other development category
Change of use of an agricultural building to a residential use	Change of use of an agricultural barn to a residential use	Based on net dwellings proposed
	Change of use of an agricultural barn to a holiday let	Match no. of units proposed to dwellings in the pre-application service structure