



PLANNING ANGEL

PLANNING AND DEVELOPMENT CONSULTANCY
— GUARDIAN TO YOUR PROJECT —



RTPI

Chartered Town Planner

About Us



Planning Angel is an independent planning consultancy offering a professional, knowledgeable, and cost-effective town planning and development service. Great emphasis is placed on listening to clients and caring for their needs through a friendly and professional approach. The Company is led by Pet Twigg BSc (Hons) MRTPI, a Chartered Member of the Royal Town Planning Institute who has extensive experience of working within local government and the private sector.

Whether it is through increasing property value by securing planning permission, site allocation, or development appraisals we can navigate the planning system to ensure client satisfaction.

Planning can be complex and to ensure your proposal has the best chance of success, contact Planning Angel for an informal and honest discussion regarding the merits of your development proposal.

By embracing a common sense, straightforward approach, providing clear, no nonsense advice our aim is to ensure our client's cases are best represented - we can prepare and submit quality planning applications on your behalf, as well as monitor the process, provide advice and guidance throughout.

Company Ethos

The Company's specialism is providing a stress free, guardian service managing planning applications through the planning process from concept, submission, through to decision ... without you having to.

Planning Angel recognises that for many people the submission of a planning application might be their one and only experience interacting with the Council, so the process can seem daunting. Our role is to take away our client's anxiety and, on their behalf, navigate as quickly and efficiently as possible through the planning process. If assistance is needed, no job is too small.

We are driven to work in partnership to ensure our client's case is best represented, with the aim to achieve a positive outcome.

Client Services

The Company deals with all aspects of planning across the North of England and North Wales.

The range of services includes:

PLANNING APPLICATIONS

Managing and submitting planning applications including co-ordination of technical supporting information and drawings; writing of supporting statements; negotiation with planning officers; variations or removal of planning conditions; assisting with public consultation; and presenting to planning committee.





Covering residential, commercial, and agricultural developments, we specialise in:

- New Build Planning Applications (Domestic and Commercial)
- Householder Planning Applications (extensions, garages etc)
- Changes of Use
- Stables & Ménage Applications
- Home Office and Garden Buildings

LAWFUL DEVELOPMENT CERTIFICATES

Certificate of Lawfulness of Existing Use or Development (CLEUD); Certificate of Lawfulness of Proposed Use or Development (CLOPUD)

We can prepare statements and co-ordinate the submission of relevant supporting information for Lawful Development Certificate applications.

PRIOR APPROVAL APPLICATIONS

(Permitted Development Rights)

Did you know that you can change the use of an agricultural building or barn, commercial buildings, offices or light industrial buildings to residential use without planning permission?

A prior approval application is subject to specific criteria and has a simplified planning process to be followed. Prior approval applications are looked at differently from a planning application and changing the use of a building in this way can be a quick and less onerous way to add value to a site/property.

Planning Angel can assess the scope of your proposal and can represent you throughout the process.

PLANNING APPRAISAL & LAND PROMOTION

Does your land have Development Potential? Contact Planning Angel and we will provide an impartial and honest appraisal service. This includes researching the planning history of a site, scrutinising any previous planning decisions, and evaluating the relevant planning policies. Once the appraisal has been undertaken, if there is potential, we can provide you with a realistic and clear strategy to achieve the site's planning potential.

Planning is a plan led system and some sites do need to go through the local plan process to establish a land allocation status before a planning application should be progressed. We can, by developing a suitable strategy and action plan, help landowners, individuals, groups, and companies to promote sites through the Local Plan process to best promote your site and secure land allocation status.

PLANNING APPEALS

We can provide support for or lead all forms of planning appeals including written representations and hearings.





APPLICATION FOR APPROVAL OF RESERVED MATTERS

If outline planning permission is granted and the principle of development established, the full details of the proposed development can then be considered under a reserved matters application.

Planning Angel can work in partnership with development companies, to submit and manage through to determination the RM application - submitting the details relating to the design of the homes, the materials used, the road layout, utilities connections etc.

PRE-APPLICATION SERVICES

Planning Angel can advise you on likely success of a planning proposal – but it is always beneficial to engage in pre-application discussions with a Local Authority to gauge an informal view of how a proposal may be received.

Seeking pre-application advice could potentially save you money in abortive professional fees (some local authorities charge for this service), but other benefits include:

- Confirming the information required with an application.

- Identifying problems and issues at an early stage, potentially reducing the risk of wasted applications or refusal, and reducing queries during the application process; and

- Confirmation of the Local Authorities ‘in principle’ view a proposal.

Planning Angel can assess your proposal and represent you, if necessary, in any pre-application discussions.

Multi-disciplinary Team

Planning Angel can draw upon a network of other professionals within the development arena, including architects, surveyors, landscape architects, environmental consultants, ecologists, arboriculturists and highway engineers to provide a multi-disciplinary approach to dealing with development proposals in accordance with clients requirements.

We look forward to hearing from you ... it starts with your call



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