

Official Government Document

Annex C: Stages in the planning application process

1. Submit planning application

- See [Planning Guidance on 'making an application'](#)

2. Notification and consultation with community and statutory consultees

- Statutory consultation for not less than 21 days
- Specific publicity requirements depend on the application

3. Determination of application

- Planning application determined in accordance with the development plan unless material considerations indicate otherwise
- Local planning authority has 8 weeks to make a decision on minor applications and 13 weeks for major applications

4. Decision

- Planning officers usually decide smaller developments under delegated decision-taking powers
- Larger and more controversial developments are decided by planning committee

5. Option to appeal decision

- Applicant has a right to appeal to the Secretary of State, via the Planning Inspectorate, if the local planning authority refuses to give planning permission, grants it subject to unacceptable conditions or fails to deal with an application within the statutory time limit
- Planning appeals can also be 'recovered' by the Secretary of State