

## What is the difference between Planning Permission and Building Regulations Approval?

Most new buildings or changes to existing buildings and land, or to the local environment, need consent - known as **planning permission**.

Obtaining planning permission is a separate matter from **building regulations** approval.

Planning is concerned with the holistic planning of Gibraltar as a whole covering both built-up and natural areas. It includes the use of land and buildings, the appearance of buildings and land, highway considerations, landscaping and the general impact of any development on the environment.

The Building Regulations are concerned with setting standards for the design and construction of buildings with the objective being to ensure the health and safety of people who use or move around those buildings. The Regulations also impose requirements to ensure the conservation of fuel and power and to ensure that appropriate facilities are provided for people, including those with disabilities, to be able to access and circulate within those buildings.

## Are there different types of Planning Permission?

There are two types of planning permission, outline planning permission and full planning permission and it is important to understand the difference between them:

**Outline planning permission** – this is an in-principle approval of a proposed development. Once outline planning permission has been granted an applicant will then need to apply for full planning permission (see below). The granting of outline planning permission DOES NOT authorise a person to commence works. It is up to the applicant whether or not he/she applies for outline planning permission in advance of an application for full planning permission. Normally, outline planning applications are made for larger or more complex applications, or where the proposed development may raise contentious issues.

**Full Planning Permission** – this is an approval granted on planning grounds for the full detail of the proposed development. The grant of full planning permission authorises the commencement of works from the planning point of view but applicants should ensure that they also have any other necessary approvals such as Listed Building consent, building regulations approval and landlord's approval. Both outline planning permission and full planning permission can be granted with conditions and it is imperative that an applicant complies with any such conditions.