

HEAD OFFICE
Red Shute Mill,
Red Shute Hill, Hermitage,
Berkshire RG18 9QL

STOKE
Unit 5,
Netherset Lane Industrial Estate,
Madeley, Crewe, Cheshire CW3 9PE



Aganto Planning Service

Introduction

Most buildings require planning permission after 28 days, but there are exceptions depending on the building height, distance from site boundary, overall gross floor space and effect on parking or turning vehicles. If the building is for temporary use while building work which already has planning permission takes place, it probably won't require planning.

Aganto works with Mosaic Town Planning for all planning applications. Initially they will determine whether or not your temporary building requires planning permission.

If it does, they will then go on to apply for full planning permission on your behalf. This is achieved by maintaining a dialogue with the Council throughout the process, dealing with any matters that arise and advising you of the outcome, providing a professional and fully justified application and addressing any issues in advance to minimise the chance of refusal

Mosaic is an independent planning consultancy based in Manchester and provides a nationwide service. Their experience and expertise in dealing with temporary building planning applications is unique and ensures a fast, hassle free service for Aganto customers.

Costs

Below is a list of some of the typical costs which may be associated with a planning application. The figures are provided for guidance only and will vary according to the scale and location of the site and the complexity of the issues involved:

1. Application prepared and submitted by Mosaic Town Planning: approximately £1,900 + VAT plus expenses if applicable. Most temporary building applications will fall into this standard fee of £1,900 without requiring site visits or additional expenses.
2. Mosaic Town Planning will instruct their architect partners to draw up the four sets of plans required at a cost of £625 + VAT. If sufficient information is not available, it may also be necessary to survey the site for an additional cost.
3. Planning fee payable to the local council - determined by amount of floorspace proposed: usually £335 for every 75 sq m of floorspace proposed.
4. Occasionally, the local Council will require an additional report, for example if there could be particular impacts at the site for highways, trees or flood risk. Mosaic will obtain a competitive fee quotation for you should this arise.

Benefit of choosing this service

Temporary building planning applications often produce different issues compared to an application for a traditional building. Limited knowledge and experience in this specialised area when dealing with planning applications can often lead to delay, hassle and additional cost, with unforeseen issues only coming to the fore towards the end of the application. Mosaic can manage all of this for you. As well as submitting a professional and justified proposal, their expertise in this area enables them to identify the issues likely to be raised by local authorities at a very early stage, minimising the likelihood of unnecessary delays, additional cost or refusal.