

Pre-Application Service



We provide a Pre Application Advice service for Householder and non-householder applications. The Pre Application forms can be completed using our online form. You can access this here: [Submit a Pre-application Enquiry to Planning](#).

This is a chargeable service. Householder proposals must relate to existing dwellings only, but cannot include any change of use.

The fee for a non-householder pre-application costs half the planning application fee for the proposal up to a maximum. Our current charges can be found on our [Planning Costs and How to Pay](#) section.

We would expect to deal with your pre-application enquiry within the following timescales:

- Householder Pre-application - 20 working days
- Listed Building Pre-application - 20 working days
- Other Local Pre-application - 30 working days
- Major Pre-application - 40 working days

Some cases may be more complex and take longer to consider. If this happens, the case officer will contact you and explain why it is not possible to respond within the stated timescales.

As part of the service, you will be entitled to one meeting with the case officer and relevant internal consultees for Householder and Local pre-applications. For Major Applications, you will be entitled to two meetings including relevant internal consultees. Any subsequent meetings can be arranged for an additional fee. A list of all our fees can be found on [Planning Costs and How to Pay](#) page. If you are trying to find out if a proposal requires planning permission, then you should complete a Certificate of Lawfulness application. This form can be found on www.eplanning.scot

Benefits of pre application advice include:

- It gives you the opportunity to understand how policies and guidance will be applied to your proposal.
- It can identify at an early stage where there is a need for specialist input for example contamination, transport and ecology.
- It may flag up that the proposal is unacceptable which could save you the cost of submitting a formal application.
- It may lead to a reduction in time dealing with the formal application.
- This service is confidential and no information will appear on our public site.

We will provide you with

- An assessment of the planning merits of the proposal.
- How the proposal relates to key local plan policies and guidance
- Details of submission requirements
- Advice on the likely timescale for completing the planning process
- An outline of the material planning issues

You will need to submit the following information with your Pre-application Request

- A completed application form
- A clear description of the proposed development
- The address of the application site
- An ordnance survey-based location plan at a scale of 1:1250 or 1:2500 which outlines the application site in RED
- Details of the means of access to the site (if applicable)

It would be helpful if you can provide as much information as possible as this will allow us to provide more specific pre application advice.

Please be aware that pre-application advice will be made at officer level only and cannot guarantee whether an application will ultimately be successful.

We actively encourage the use of [Processing Agreements](#) which can provide more certainty for larger or more complex local or major scale planning applications. The use of Processing Agreements enables both sides to set out for example what information is required to assess your application and also the time period that the determination process will take. We appreciate that the timing of the determination may be particularly important if there are funding deadlines or other time-based constraints on your proposal and a Processing Agreement can provide more certainty in terms of the time an application will take to progress through the system. You can find details of the forms required to set up a formal agreement [here](#).

Effective from March 2022