



The planning system

The planning system plays an important role in helping protect the environment in our towns and cities and in the countryside.

In England and Wales, a '[plan-led system](#)' outlines what can be built and where.

'Communities and Local Government' sets out national planning policy, but the main responsibility rests with **local planning authorities**.

Each local authority must produce a Local Development Framework which outlines how planning will be managed in your area. It is important that individuals and communities get involved when the documents are prepared.

Your local planning authority is responsible for deciding whether a development - from an extension on a house to a new shopping centre - should go ahead.

The information about how planning permission might apply to various types of householder projects can be accessed through the Planning Portal web site, which has a link from our web site.

Planning permission and building regulations

most new buildings or major changes to existing buildings or to the local environment need consent - known as **planning permission**.

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

Similarly, receiving any planning permission which your work may require is not the same as taking action to ensure that it complies with the building regulations.