

Planning enforcement information

Planning permission is needed for many types of development and changes in use of land or buildings. Permission is also required to erect many forms of advertisements and there are controls to protect Listed Buildings and preserved trees. When development or work takes place without permission, or not in line with a planning permission or condition placed on it, the Council has various legal powers to take what is called 'enforcement' action to remedy the problem.

To manage resources effectively, all reports of suspected breaches of planning control will be investigated and progressed in accordance with the priority rating below. This is not an exhaustive list, and there may be exceptions.

Category 1: Serious harm (High Priority)

- Unauthorised demolition of Listed Buildings, ancient monuments and locally Listed Buildings.
- Felling or lopping of a preserved tree or tree in a Conservation Area.
- Where development has started and is subject to planning conditions which are required to be agreed before commencement (e.g. contamination, archaeology, nature conservation or trees).
- Development or breach of conditions likely to cause serious harm/danger to people or amenity
- Harmful unauthorised development which is about to become immune from any action being taken against it because of the passage of time periods set in legislation

Category 2: Significant and widespread harm to local amenity (Medium Priority)

- Unauthorised development causing significant or widespread harm.
- Breaches of planning conditions causing serious nuisance to adjoining residents.
- Breaches that are contrary to well established planning policies such as Green Belt
- Unsightly buildings or untidy land that is causing serious harm to the amenity of neighbours

Category 3: Other

- Breaches of a technical nature and not in significant conflict with planning policy
- Breaches which are temporary and unlikely to result in any long-term harm
- Advertisements not included above
- Breaches of other planning conditions
- Other changes of use
- High hedges
- Unauthorised pitching of caravans
- Businesses being operated from home
- Development not in accordance with the plans during the build process

If you need to report unauthorised development then please contact the Council:

- use our [online form](#)
- e-mail customer.services@spelthorne.gov.uk

- telephoning Customer Services on 01784 451499
- or writing to Planning Enforcement at the Council Offices

The following information should be included:

- the exact location of the site, or address of the property in question - including which part of a site
- exactly what has or is happening and when
- what harm it is causing you or your neighbours
- when the problem started, e.g. date building work or use of a site started

If you have concerns or questions then visit our [FAQ page](#).