

Jargon Buster

Jargon. It's a part of any modern business, but it can be intimidating when you're starting out on your dream project. Here at Anstie Designs, we like to tell it to you straight, avoiding needlessly complex terms so that you can focus on the important stuff.

Here's a list of some terms that you may need to know as you embark on your build:

Affordable Housing: Housing for rent, shared ownership or outright purchase which is provided at a cost considerably affordable relative to the price of general market housing. Such housing is geared towards incomes that are average or below average.

Building Control/ Regulation: Control exercised through local authorities over the details and means of construction on a given project. These controls include health and safety, public access and energy conservation.

Change of Use: A change in the way that buildings or land is being used, usually affecting its official class order. Planning permission is usually needed in order to achieve such changes.

Curtilage: Land surrounding or adjoining a building which is necessary for its function and enjoyment, such as a factory storage yard or a domestic garden.

Conversation Areas: Protected areas whose character, appearance or setting is of architectural or historical interest, such as an author's birthplace. Permitted development rights are likely to be restrictive in these areas.

Design and Access Statement: A short report, in addition to any planning application, which shows the process that has led to the development proposal and to justify it in a structured way.

Dwelling House: A self-contained building used for residential accommodation, normally for one household per dwelling. This includes houses, flats, bungalows, maisonette and converted farm buildings.

English Heritage: Government advisors responsible for protecting and promoting the historic environment of the UK. This body also advises on the listing of historical buildings.

General Permitted Development Order: A set of Government regulations which grants planning permission for highly specific limited or minor developments.

Green Belt: Areas designated by local authorities around certain cities and build-up areas, intended to keep said land largely undeveloped and permanently open. Green belts check against urban sprawl, safeguard the countryside, preserve the special character of historic towns and assist urban regeneration to encourage that urban land be reused.

Listed Building Consent: Permission required for the alteration, extension or demolition of buildings listed under English Heritage guidelines.

Outline Application: A planning application which does not include full details of a given proposal, only the principles of the proposal. Details which are not included are called 'reserved matters' and are submitted to a local authority at a later stage in the planning process.

Parks and Open Space Contribution: The provision and funding of open space through development (for new dwellings). This is never included in the planning cost.

Planning Committee: A team comprising elected local councillors and members who make decisions on planning applications. This is one of the key decision-making bodies in any local authority.

Wildlife and Geological Trigger Table: A form to be completed in addition to the planning application which identifies any impact said application may have on wildlife (e.g. bat roosts, rare plants) or local geology. These reports must be completed by an approved ecological consultant.