



ADVICE NOTE

NO. 1 - PLANNING COMPLIANCE

This advice note only applies when signed and issued by Mark Stephens Architects.



The proposed modifications to your planning permission or 'exempted development' drawings are *'in my opinion'* of such a nature that they constitute minor deviations which in my opinion do not constitute a contravention of the proper planning and development of the area as expressed through such Planning Orders and the Development Plan, and these minor deviations in my opinion do not warrant the issue of enforcement proceedings by the relevant Planning Authority as provided for in the Planning Acts.

But, this is only my opinion and another architect/engineer may take a different opinion which may necessitate in the application and obtaining of a retention planning permission should these modifications be constructed. This frequently occurs if and when the property is offered for sale or from a complaint to your County Council. The possible planning infringements are included in the accompanying email(s). The obtaining of a retention planning permission (which is not guaranteed) is an additional cost not included within the standard fee scale. The cost to the Council for a retention planning permission is also greater than obtaining Planning Permission at the beginning.

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