



More Support. Smarter Applications.

Planning Portal continues to evolve, bringing **more guidance, intelligence and smarter workflows** into the application journey to provide better information earlier, make applications easier to prepare and help identify potential issues before submission.

Planning Portal application bands

Planning Portal application types sit within three bands, reflecting our assessment of their complexity and the level of capability typically required to support them:

Band 0 – eligible application types with no Planning Portal charge

Band 1 – less complex application types

Band 2 – application types with more complex requirements and greater platform capabilities

The majority of applications received through Planning Portal will either remain free or be in Band 1.



What's included?

The new structure supports our continued investment in Planning Portal, with capabilities that deliver **better information earlier, smarter application preparation, and a more connected journey.**

- ✓ **Planning constraints** – surface relevant site considerations earlier.
- ✓ **Smarter workflows** – simplify documents, CIL, certificates and project descriptions.
- ✓ **AI-assisted support** – make application preparation easier and provide clearer guidance.
- ✓ **Householder Insights** – explore a property's planning potential using local planning data.
- ✓ **Connected Building Control** – progress seamlessly into Building Control.

And there's more to come

Planning Portal will continue to evolve, with enhanced completeness and readiness checks, deeper use of site-specific constraints and increasingly integrated AI support, helping users have greater clarity before they submit.

Better information earlier. Less repetitive administration. Fewer avoidable issues. A connected planning journey.

Use the **Application Banding Guide on page 2** to understand which Planning Portal band applies to different application types, helping you plan ahead or advise clients on likely costs. Where more than one band is shown, the final band will depend on the development type and/or scale selected within the application journey.

Planning Portal Application Banding Guide



Application type	Planning Portal band
Demolition in a conservation area	Band 0
Hedgerow removal notice	Band 0
Lawful development – Listed building	Band 0
Listed building consent	Band 0
Tree works – Trees in conservation areas/subject to TPOs	Band 0
Householder planning permission – Work within/along the boundary of an existing dwelling	Band 1
Prior Approval – Agricultural/forestry development (England – Part 6; Wales – Part 6 or 7)	Band 1
Prior Approval – Demolition of building (England – Part 11; Wales – Part 31)	Band 1
Prior Approval – Householder (England – Part 1)	Band 1
Prior Approval – National security purposes (England – Part 19)	Band 1
Prior Approval – Non-domestic development (England – Part 7)	Band 1
Prior Approval – Renewable energy (England – Part 14)	Band 1
Prior Approval – Temporary buildings and uses (England – Part 4)	Band 1
Discharge of conditions	Band 0 or Band 1 – depends on development type/scale
Approval of reserved matters	Band 1 or Band 2 – depends on development type/scale
Consent to display an advertisement	Band 1 or Band 2 – depends on advertisement type(s)
Full planning permission (and Technical details consent)	Band 1 or Band 2 – depends on development type/scale
Lawful development – Existing use	Band 1 or Band 2 – depends on development type/scale
Lawful development – Proposed use	Band 1 or Band 2 – depends on development type/scale
Non-Material Amendment	Band 0 or Band 1 – depends on development type/scale
Prior Approval – Change of use (England – Part 3)	Band 1 or Band 2 – depends on development type/scale
Prior Approval – New dwellinghouses (England – Part 20)	Band 1 or Band 2 – depends on development scale
Removal/Variation of a condition	England: Band 0, 1 or 2; Wales: Band 0 or 1 – depends on development type/scale
Householder planning permission – Enlarge/improve/alter an existing dwelling	Band 2
Outline planning permission	Band 2
Permission in principle	Band 2
Prior Approval – Development for electronic communications network (England – Part 16; Wales – Part 24)	Band 2