



## RESUBMITTING OR APPEALING WHEN A HOUSEHOLDER PLANNING APPLICATION IS REFUSED

When the Local Planning Authority (LPA) refuses a householder planning application, or grants it with conditions, you may want to resubmit your application with changes, or make an appeal.

### RESUBMITTING OR APPEALING – WHICH IS RIGHT FOR YOU?

#### Resubmitting your planning application to the Local Planning Authority (LPA)

If you think you can change your application to resolve the reasons for refusal, speak to your LPA about resubmitting the application.

Resubmissions are dealt with by your LPA. They can advise you on what to do next, as well as the deadline for resubmission. Contact the case officer named on the decision notice.

#### Appealing to the Planning Inspectorate

If you cannot change your application, but you can show that the LPA's decision was incorrect, then you should appeal instead. Appeals are dealt with by the Planning Inspectorate (on behalf of the Secretary of State), not your LPA.

You must appeal within 12 weeks of the date on the decision notice, or within 4 weeks if you've received an enforcement notice. Around 1 in 3 appeals is successful.



**To start your appeal online visit:** [www.gov.uk/appeal-planning-inspectorate](https://www.gov.uk/appeal-planning-inspectorate)

You'll need some documents to hand, so before you start, read the information at:  
[www.gov.uk/appeal-householder-planning-decision](https://www.gov.uk/appeal-householder-planning-decision)

If you're unable to complete your appeal online, or you need to explore other formats, such as a paper form, call the Planning Inspectorate helpline on **0303 444 5000**.