ARM DEVELOPMENTS



LANDOWNER RESOURCE

Could Your Garden Have Development Potential?

A practical first look at dimensions, access, neighbours, planning and feas

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Could your garden have development potential?

A useful first guide to size, access, neighbours, planning constraints and viability for owners of larger gardens and side plots.

Initial screening guide	Around 20 m x 15 m can justify an initial look, but it is not a fixed minimum and does not indicate that planning permission will be granted.

Five questions to ask first

1. Is there a workable area?	The site needs enough usable space for a well-designed home, amenity, parking, drainage, refuse and landscaping.
2. Can it be accessed safely?	Road width, visibility, pedestrian movement, turning, emergency access, ownership and legal rights may all matter.
3. How does it relate to neighbours?	Privacy, overlooking, daylight, outlook, noise and construction access should inform the design from the outset.
4. What does planning policy say?	Local and neighbourhood plans, settlement boundaries and national policy shape whether development may be acceptable.
5. Is it financially deliverable?	The likely value must support planning, design, infrastructure, construction, finance, obligations, risk and land value.

Constraints that may need investigation

- ☐ Flood risk and surface-water drainage
- ☐ Protected trees and root protection areas
- ☐ Ecology and protected species
- ☐ Listed buildings, conservation areas and archaeology
- ☐ Ground conditions, contamination and level changes
- ☐ Service capacity and utility routes
- ☐ Covenants, easements, mortgages and co-ownership

You do not need planning permission first

An initial discussion can take place before drawings or an application exist. A proportionate review may identify whether further work is justified. Local-authority pre-application advice can sometimes be useful, but it is non-binding and cannot guarantee a later decision.

What to send

Start with the address, approximate dimensions, a marked boundary and photographs. Include a title plan or planning reference only if already available.

Authoritative references

National Planning Policy Framework - GOV.UK

Planning permission - GOV.UK

HM Land Registry property information

Ready to start?	A postcode, approximate boundary and a few photographs are enough for an initial conversation. You do not need a complete planning file.

Submit a potential site: armdevelopments.co.uk/contact/

Email: info@armdevelopments.co.uk

Important: This resource provides general information for landowners in England. It is not legal, tax, valuation or personalised planning advice. Local planning policy and individual site circumstances vary.