

Expiration/Revocation of Planning permission

Since 2005, any planning permission granted lasts for three years (previous to this, the permission lasted for 5 years.) This means that the developer has three years from the date of the decision to implement the permission.

If the permission is not implemented within the relevant time limit, it expires, cannot be implemented, and must be applied for again. Thus there is no need for it to be revoked.

If the planning permission is implemented (i.e. all relevant conditions dealt with and work begun on site) there is normally no time limit relating to the completion of the development.

Whilst there are mechanisms in the planning acts for revoking extant planning permissions these are very rarely used, and only in the event that permission should not have been granted in the first instance, (for example, significant administrative errors). Such action by the Local Authority gives the applicant/developer the right to compensation.

Planning Department
Swale Borough Council