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Construire et rénover

Réorganisation du ministère

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la DDE du Finistère

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2. which urban planning regulations apply to your land?



Accès direct

OK

They come :

either from the application of planning regulations applicable to the local area

- POS (Plan d'occupation des Sols - Land Use Plan), PLU (Plan Local d'Urbanisme - Local Urban Plan)

These rules are subject to a public notification procedure and include :

- . a plan zoning off the different areas (urban, to be urbanised, agricultural, natural, forest)
- . regulations that specify the terms and conditions of construction for each area (type, location, size)
- . the location of sites reserved for future public developments (sports grounds, schools, development of the road network)
- . indication of planning restrictions affecting certain parts of the locality (high voltage line, perimeter of protection for a historical monument,...).

Once the PLU has been approved by the local Council, planning permission is issued by the mayor in the name of the Council (and no longer in the name of the State)

- carte communale (communal document)

These rules are subject to a public notification procedure and include :

- . a plan showing areas for possible development and green belt land
- . written permission from the municipal council approved by the Préfet, designating the competent authority to approve planning application (the Mayor in the name of the Municipality or the Mayor in the name of the State).

Regulations identifying the buildings in each area are drawn up by the Règlement National d'Urbanisme (National Urban Planning Regulations)

or from the application of the RNU (Règlement National d'Urbanisme)

National Urban Planning Regulations

In the absence of a POS (Plan d'Occupation des Sols - Land Use Plan) / PLU (Plan Local d'Urbanisme - Local Urban Planning Plan) or a carte communale (communal document, plan of the Commune), permission is only granted for buildings for residential use within existing suburban areas and hamlets (règle de constructibilité limitée - limited development rule).

Planning permission is granted by the mayor in the name of the State, or in some cases by the Préfet, or his or her representative.

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