



PROCEDURES

BUILDING, RENOVATIONS AND URBAN PLANNING

What formalities are needed for approval of your building project ?

Many of your answers are below.

Are you planning work on the exterior of your house ? According to the nature and size of the project, it might need a planning permit which allows the commune to verify the conformity of your project to current rules. This also applies to extensions and certainly to new builds.

THE INTERCOMMUNAL RULES FOR TOWN PLANNING

This is a document which establishes for the entire territory of the Communauté de Communes, the regulations of land use, of construction and renovation, urban and landscape planning applicable to all. In this way, it delineates different parts of the territory. The rules may differ according to the zone where your project is located.

THE URBAN PLANNING CERTIFICATE

The Urban Planning Certificate is an information document. There are two types: the information certificate 'certificat d'information' (CUa) which gives the regulations for town planning on a stated piece of land and the operational certificate 'certificat opérationnel' (CUb) which informs you about the feasibility of a project. The request for the certificate is optional, but highly recommended in the case of purchasing a property (land for building or a property) or for any construction project. To obtain your CU, fill out the document and hand it in to the Mairie.

You can find all the information on the urban planning here.



DECLARATION BEFORE UNDERTAKING WORK (DP DECLARATION PRÉALABLE) OR CONSTRUCTION PERMIT (PC) ?

You can find practical examples and a large amount of information on the site of the Communauté de Communes :

DECLARATION BEFORE UNDERTAKING WORK (DP : DECLARATION PRÉALABLE)

It is generally required if you are undertaking small projects : certain extensions, works which change exterior aspects (for example, façade renovation, creating an opening, changing shutters, installation of photovoltaic panels, etc.).

The investigation period is one month from the date of deposit of the DP. It can be two months in the case of a protected area such as the historic centre of Villeréal.

You can find all the information on the DP here.

CONSTRUCTION PERMIT (PC : PERMIS DE CONSTRUIRE)

A construction permit is usually required for all large projects. Use of an architect is obligatory (except for derogations) to undertake an architectural level project requiring such permission.

For a construction permit, the investigation period is at least two months.

You can find all the information on the PC here.

Other information such as demolition permits, extension/alteration permit, etc. are here.

Please note that all authorisations for town planning can be made in a digital format on this site.



LIVING IN VILLERÉAL

WASTE

How to deal with your daily household waste ? How to sort waste for recycling ?
All the information is here.

THE ARCHITECT AT BÂTIMENTS DE FRANCE (ABF)

Bâtiments de France concerns itself with historic buildings and permissions. The Architect of Bâtiments de France has primarily an advisory role, both to the Communes and individuals. This role is to enforce a certain quality of historical conformity of the building, the type of rendering or repair of walls, the type of roofing, materials for joinery work, commercial signs.... In the centre of Villeréal, to preserve the character and beauty of the existing architecture, we encourage rendering with lime finishes on the walls, wooden joinery, and the use of a defined palette of colour.

[CAUE color chart](#)

THE PROTECTED PERIMETER AROUND HISTORIC BUILDINGS ("MONUMENTS CLASSÉS")

The space around a "Monument Classé" comprises a circle of 500 m. radius to define the protected area. In Villeréal, La Halle (covered market) and the church being relatively close to each other, the perimeter is practically the same : the whole of the town centre extending to the exterior circle roads. In this zone, all building works are subject to close examination by l'Architecte des Bâtiments de France, who gives an informed opinion. The objective is to maintain a uniformity in architecture, materials and colours used to preserve a visual harmony of the whole.

THE REQUEST FOR PERMISSION

If your works will disturb the public road (scaffolding, parking of artisan vehicles, material storage, etc.), it is necessary to ask for authorisation of the work from the Mairie two weeks in advance of the opening of the building site.

Take note that any obstructive work involving public space is not permitted in the bastide from 15th. June to 15th. September and during the end of year holidays (about 20th. December to 2nd. January).

You can obtain a form to fill in and to hand in to the Mairie [here](#).

Don't hesitate to ask for help from the Service Urbanisme of the Communauté de Communes :

By phone at 05 53 49 52 96

By e-mail : urbanisme@ccbastides47.com

Website : <https://www.ccbastides47.com/urbanisme>

For your questions about town planning and permits for work, you can write to courrier@mairie-villereal.fr.

You can also come to the mairie to meet the Secretary for Town Planning in the fixed hours :

- Tuesdays from 14h to 16 h
- Wednesdays from 8.30 h to 12h
- Thursdays from 14h to 16h.