

Abstract

Thesis title: Procedure of application for a planning permission

This diploma thesis deals with the planning permission proceedings, which is a proceeding to render the planning permission that is one of all instruments of land-use planning. The aim of this thesis is to cover the planning permission proceedings and to outline problematic aspects that are relevant in legal regulations. Beside relevant legal regulations the author results from literature and jurisdiction above all of the Highest Administrative Court of the Czech Republic.

In introduction defines basic terms and subsume the topic into legal context and covers the goals and aims of land-use planning, as well as individual conceptual and realization instruments. In second chapter describes individual types of planning permissions and cases, when they are needed and on the contrary, cases, when it is possible to place projects into land without these planning permissions. Third and the most comprehensive part of the thesis dedicates to the most important institutes of the planning proceedings and analysis actual legal regulation, focusing provisions that can be problematic to apply correctly. Especially deals with the positions of juristic persons as defined in Building act, ways of delivering and proceeding of discussion of civil protests of juristic persons. Next, in this part, there are mentioned requirements of application form of planning permission and the planning proceeding is described; beginning with initiation of the proceeding, continuing with variant process operations as stay of proceeding and discontinuance of proceeding and closing with examination of the project and rendering the planning permission. Lastly, the forth part of this thesis manages alternatives to planning permissions and situations when can be used. In the concrete the institute of planning agreement is analyzed, because the foregoing proceedings is plainer than planning permission proceeding. The conclusion contains summarizing of the thesis, subjective point of view of the author and suggestion to possible improvements in legislation *de lege ferenda*.