

Extensions and Conservatories



Is Planning permission required?

This depends on the type of property, where the extension is located, its size and whether it is single storey or two storey. Some works are “**permitted development**” which means that planning permission is not needed. However the criteria, set out below, can be tricky to assess and you are advised to contact Development Management for further advice if you are unsure.

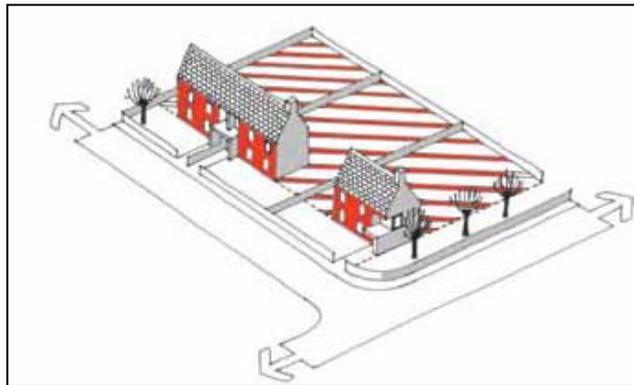
If you live in a **conservation area**, a **tenement flat**, **4-in-a-block** or any other type of **flat** then planning permission will always be required regardless of size and location of extension.

If you live in **Dalnottar** or **Morar Estate, Clydebank** all development requires planning permission due to removal of all permitted development rights.

Single Storey Extensions— the six criteria

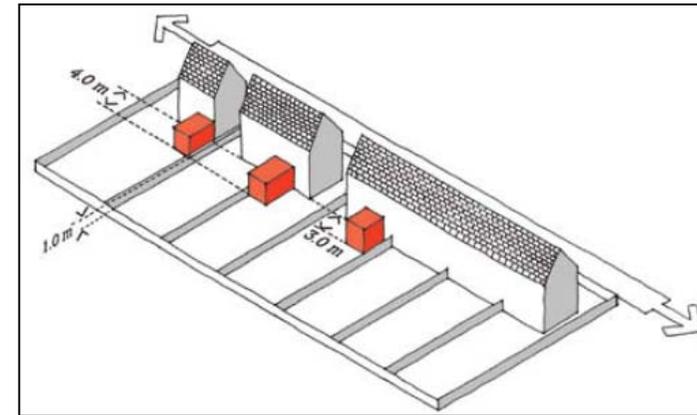
These criteria apply to detached, semi-detached and terraced properties. If your proposal can meet all 6 of the following tests, then planning permission will not be required:

1 no part of the extension will sit forward of the principal or side elevation where that elevation fronts a road - the hatched areas show all areas of the gardens which are behind the principal and side elevations which could site a building under permitted development



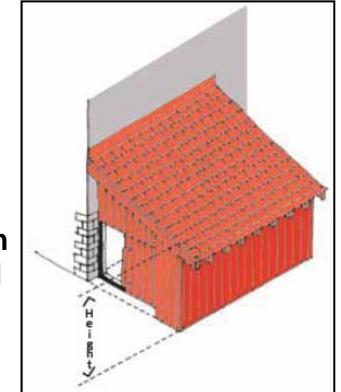
SOURCE: Scottish Government, Circular 1/2012, *Guidance on Householder Permitted Development Rights*

2 if any part of the extension is within one metre of the boundary then the extension should not extend along that boundary by 3m if a terraced house or 4 metres for any other houses— the diagram below illustrates this



SOURCE: Scottish Government, Circular 1/2012, *Guidance on Householder Permitted Development Rights*

3 the height of the eaves would exceed 3m - this is measured from the lowest ground level to the highest point of the eaves (see diagram)



4 the overall height would exceed 4m at any part— again, this is measured from the lowest ground level to the highest point

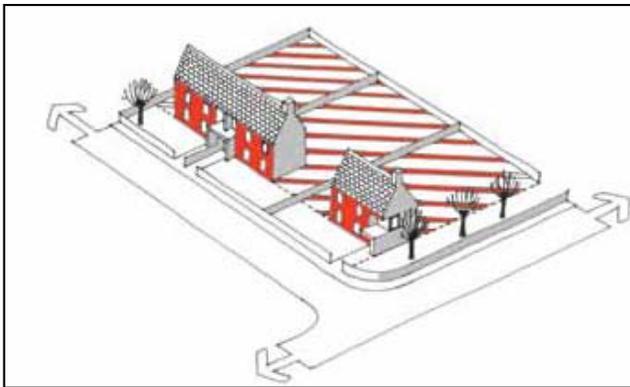
5 the combined footprint of all extensions would be more than twice the original footprint of the dwelling

6 The total area left undeveloped is at least half of the rear curtilage - this is worked out by adding the footprint of all buildings in the rear garden and dividing it by the area of rear garden (minus the original house footprint)

Two Storey Extensions— the five criteria

These criteria apply to detached, semi-detached and terraced properties for all extensions consisting of more than one storey. If your proposal can meet all 5 of the following tests, then planning permission will not be required:

1 no part of the extension will sit forward of the principal or side elevation where that elevation fronts a road—the hatched areas show all areas of the gardens which are behind the principal and side elevations which could site a two storey extension under permitted development



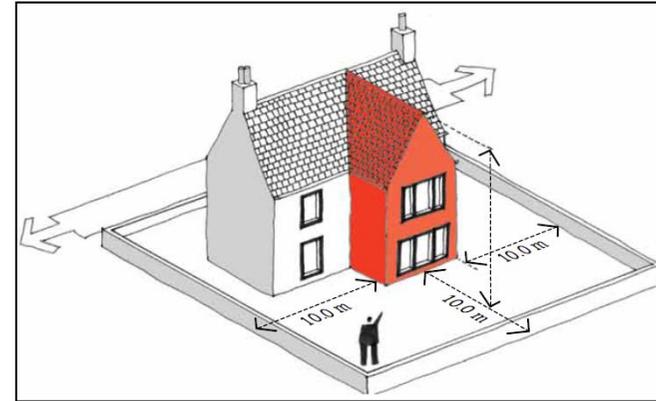
SOURCE: Scottish Government, Circular 1/2012, *Guidance on Householder Permitted Development Rights*

2 no part of the extension is within 10 metres of the boundary

3 the height of the extension would not exceed the height of the existing dwelling when measured at the highest part of the roof (excluding any chimney)

4 the combined footprint of all extensions would be more than twice the original footprint of the dwelling

5 The total area left undeveloped is at least half of the rear curtilage - this is worked out by adding the footprint of all buildings in the rear garden and dividing it by the area of garden (minus the original house footprint)



SOURCE: Scottish Government, Circular 1/2012, *Guidance on Householder Permitted Development Rights*

In practice, very few properties would be able to build a two-storey extension leaving at least a 10m space between extension and the boundary. Planning permission will be required in most cases.

Listed buildings

Listed buildings have permitted development rights for extensions like other properties but they must meet the same criteria. Listed building consent is required if the building would affect the character or setting of the building. Historic Scotland's website provides details of all listed buildings and you can contact Development Management to find out if listed building consent would be required.

How to apply for planning permission

Submit a planning application and General Advice Note 2 provides guidance on this. You will need to provide scaled drawings showing your house and garden area along with the building footprint and elevation drawings showing ground levels and heights of any walls and roof. Dimensions should be in metres.

Applications can be submitted online at the e-Planning Scotland website: <https://eplanning.scotland.gov.uk/>

Landlords consent

Before putting up any buildings in your garden you should check to see if you need landlords consent if you are currently renting from the Council or a Housing Association.

How to contact us

If you wish to discuss your proposal, or find out whether you need planning permission for the work please contact us.

Email us at: development.management@west-dunbarton.gov.uk

Phone us on: **01389 738575**

Write to us: **Development Management,
Council Offices,
Rosebery Place, Clydebank
G81 1TG**

Historic Scotland's website can be found at:
<http://www.historic-scotland.gov.uk/listing>

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