

What factors are taken into account?

When assessing a planning application a number of factors are taken into account. These include the local plan policies which seek to protect and enhance the amenity of residential areas.

When planning your porch you should think about these useful good design tips:

Do the walls have a high proportion of glass as opposed to solid walls with no window openings?

Do the windows/doors of the porch align vertically and horizontally with existing windows and doors?

Is the size of the porch in scale with the house and similar to porch development found nearby?

Are there any privacy or overlooking issues with adjoining properties?

Landlords consent

Before putting up any porch 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 you can;

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>

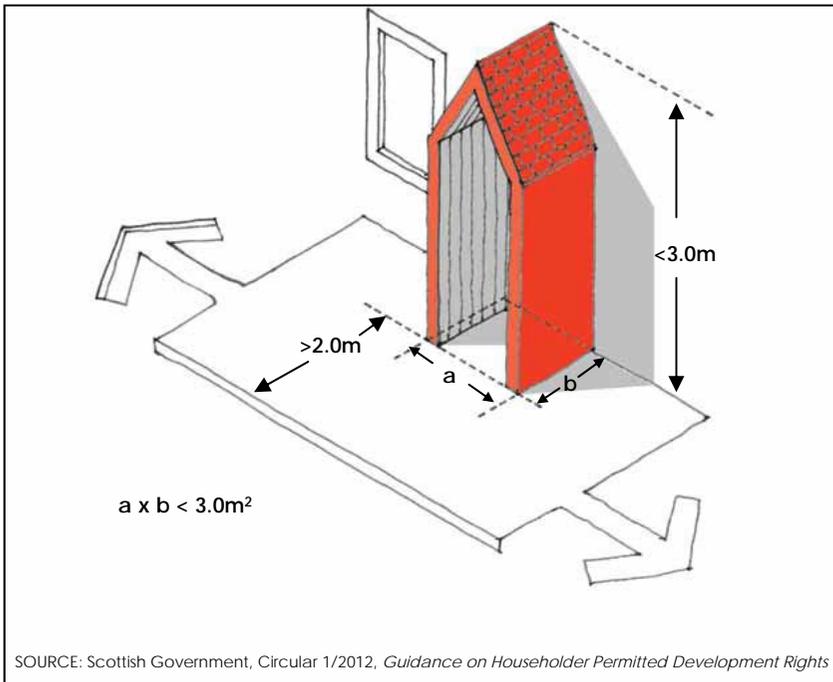
Porches



Is Planning permission required?

This depends on where the porch is located and what size it is. Some porches are “**permitted development**” which means that planning permission is not needed. However they must meet the following criteria:

- the footprint must not exceed 3 square metres
- no part of the porch must be within 2m of the boundary between the house and the road
- the porch must not exceed 3m in height at any part



Where you live matters . . .

Listed buildings do not need planning permission for a porch provided it meets the criteria set out above but **listed building consent** is required if the porch 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.

If you live in a **tenement flat**, **4-in-a-block** or any other type of **flat**, or in a **conservation area** you will automatically require planning permission for a porch of any size.

The Conservation Areas are:

| | |
|----------------------------------|---|
| Old Kilpatrick | Mount Pleasant Drive, parts of Station Road and Dumbarton Road, Lusset Road |
| High Dalmuir | Overtoun Road, in part, Maxwell Street, Methven Street, Clark Street, in part, Melbourne House at Regent Street, Duntocher Road, in part, Risk Street, Stevenson Street, in part. |
| Kirktonhill Dumbarton | Kirkton Road, Helenslee Road, Dixon Drive/Avenue, Clydeshire Road, Methlan Park, Gleddach View, Veir Terr and Westbridgend |
| Knoxland Square Dumbarton | including parts of Victoria Street and Bruce Street |

If planning permission is required

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 porch footprint and elevation drawings. Dimensions should be in metres.

Applications can be submitted online at the e-Planning Scotland website:

<https://eplanning.scotland.gov.uk/>