

Good design is important. When planning your decking ask yourself:

How high is it going to be off the ground—will there be overlooking into neighbouring gardens or windows when you are using it?

Is the decking situated to the rear of the property to maximise privacy?

Is screen fencing required to help reduce overlooking?

Does the area of decking leave a reasonable area of garden?

Enforcement

The Council's Enforcement Officer investigates breaches of planning control. If any unauthorised decking is discovered to have been erected then a planning application will be requested and an assessment will be made. If it is found to be unacceptable in terms of plan policy then enforcement action may be taken.

Landlords consent

Before putting up any decking 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

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>

Decking



Is planning permission required?

This depends on where the decking is located and what height it is above ground level. Most decking will be “**permitted development**” which means that planning permission is not needed. However, it must not:

1. be forward of the principal or side elevation where that elevation fronts a road;
2. have a floor level higher than 0.5m above ground level; or
3. have a combined height of the deck + handrail/balustrade/fence of more than 2.5m.

If it doesn't meet all 3 criteria then planning permission will be required.



If you live in a **tenement flat**, **4-in-a-block** or any other type of **flat** you will automatically require planning permission for decking within your property.

If you live in a **listed building** or within a **conservation area** provided you meet the three criteria above and the decking doesn't exceed four square metres then it is permitted development and planning permission is not required. Please note, however, that you may still require listed building consent or conservation area consent and you are advised to contact Development Management. Historic Scotland's website provides details of all listed buildings.

The Conservation Areas are:

Old Kilpatrick	Mount Pleasant Drive, parts of Station Road and Dumbarton Road, Lusst 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

What do I do if planning permission is required?

If you need planning permission then you have to submit a planning application. General Advice Note 2 provides guidance on this. You will need to provide scaled drawings showing your house and garden area along with the decking footprint and elevation drawings showing ground levels and heights of any fencing, balustrades or handrails. Dimensions should be in metres.

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

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

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

Neighbour Disputes

Sometimes decking may lead to a disagreement between neighbours. If you are planning to do work it is wise to check first if planning permission is needed.

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.