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DO I NEED PLANNING PERMISSION FOR MY GARAGE/SHED?

If you answer **YES** to **ANY** of the following questions you **DO NEED PLANNING PERMISSION**

Tick answer

• Is your garage/shed for business use?	Yes	No
• Will your garage/shed be outwith your curtilage (e.g. in a separate garage court)?	Yes	No
• Is your house a flat (e.g. in a tenement or "4-in-a-block" housing)?	Yes	No
• Is your house a "Listed Building" or is it in a "Conservation Area" and, if so, will the proposed building have a footprint of more than 4 square metres?	Yes	No
• Will any part of the development be within 1 metre of the boundary of the curtilage of the house and exceed 2.5 metres in height	Yes	No
• Will any part of the building be higher than 4 metres (13ft 1ins)?	Yes	No
• Will the eaves height of the building be higher than 3m (9ft 9ins)?	Yes	No
• Will part of the development be forward of a wall forming part of the principal elevation or side elevation, where that elevation fronts a road?	Yes	No
• Will the area of ground covered by development within the front or rear (including side) curtilage of the house (excluding the original house and any hard surface or decking) exceed 50% of the area of the front or rear curtilage respectively (again excluding the ground area of the original house and any hard surface or decking)?	Yes	No

Definitions:

“**curtilage**” means the grounds associated with the house i.e. the garden area and hard surfaces. It does not include the area of the house as originally built, but does include any previous extensions, garages/sheds or other buildings built since 1947.

“**original house**” is defined as the house as it was in 1947 or, if built since then, as it was originally built.

“**principal elevation**” means the one elevation of the original house which, by virtue of its design and setting, is its main elevation. Where it is not immediately obvious, the principal elevation may be identified by considering a combination of factors including:

- Location of the main door
- Location and layout of the windows
- The internal layout of the house
- The physical relationship of the elevation to the adjacent road
- Boundary treatments and their screening function
- Orientation of adjacent properties
- Architectural treatment of the elevation in relation to the rest of the house

“**road**” is defined as including not only a publicly maintained road but also footpaths and private roads to which the public have access.

If you have answered **NO** to **ALL** the questions above you should not require planning permission. Please give us your name, address and signature below and return this Questionnaire together with a plan of your garden. The plan should show the location of the garage/shed, the house and any other buildings. You should also show the location of any roads (as defined above) which bound your property.

We should then be able to confirm in writing whether or not planning permission is required. Such **written** confirmation is often important when it comes to selling a house. Make sure you have answered every question.

Name:

Address:
.....

Post Code:

Signed: Date:

Notes:

1. This questionnaire is a summary interpretation of the relevant part of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, as amended up to October 2011. **Always return** the questionnaire rather than assume permission is not required as the legislation may have changed.
2. This questionnaire is not a “Certificate of Lawful Use or Development” under Section 150 or 151 of the Town and Country Planning (Scotland) Act 1997 as amended.
3. This questionnaire deals with Planning Permission only. You may require a Building Warrant for the works proposed.
4. If applicable, you will need Planning Permission to form a new vehicular access to a trunk or classified road.