



Perth & Kinross Council
The Environment Service
Development Management
Pullar House
35 Kinnoull Street
PERTH PH1 5GD
Telephone 01738 476500
Planning Fax Number (01738) 475310

DO I NEED PLANNING PERMISSION FOR MY GARAGE/SHED?

Under planning law a garage/shed within 5m of your house (around 16ft 5ins) counts as an **extension** to the house.

i. Will your garage/shed be within 5m of your house **Tick answer**
Yes No

If you answer **YES DO NOT USE THIS QUESTIONNAIRE** contact Development Management, The Environment Service for advice for the questionnaire "Do I Need Planning Permission to Extend my House?"

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

	Tick answer	
	Yes	No
ii. Is your garage/shed for business use?	Yes	No
iii. Will your garage/shed be outwith your garden (for example, in a separate garage court)?	Yes	No
iv. Is your house a flat (for example, in a tenement or 4-in-a-block housing)?	Yes	No
v. Is your house a "Listed Building"?	Yes	No
vi. Is your house in a "Conservation Area"?	Yes	No
vii. If your garage/shed is to have a pitched roof, will it be higher than 4m (13ft 1ins)?	Yes	No
viii. If your garage/shed is to have a flat roof, will it be higher than 3m (9ft 9ins)?	Yes	No
ix. Will the garage/shed be nearer to a "Road" than any part of the "Original House" and be within 20m of the "Road"?	Yes	No

NOTE: "Road" is defined as including not only publicly maintained road but also footpaths and private roads to which the public have access.

"ORIGINAL HOUSE" is defined as the house as it was in 1947 or, if built since then, as it was originally built.

x. Will the total area of "GARDEN" covered by buildings be more than 30% after the garage/shed is built? Yes No

NOTE: "GARDEN" 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.

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 1 JUNE 2003. **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. Separate guidance leaflets are available at all area offices in regards to the requirement for a Building Warrant for the works proposed.
4. You will need Planning Permission to form a new vehicular access to a trunk or classified road.