



The Environment Service
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DO I NEED PLANNING PERMISSION FOR MY DECKING?

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

Tick answer

<ul style="list-style-type: none">Is your house a flat (e.g. part of a tenement or "4-in-a-block" housing)?	Yes	No
<ul style="list-style-type: none">Is your house a Listed Building or is it in a Conservation Area and, if so, will the decking cover an area of more than 4 square metres?	Yes	No
<ul style="list-style-type: none">Will the floor level of any part of the decking exceed 0.5 metres in height?	Yes	No
<ul style="list-style-type: none">Will the combined height of the deck and any wall, fence, balustrade, handrail or other structure attached to it exceed 2.5 metres?	Yes	No
<ul style="list-style-type: none">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

Definitions:

"**height**" is a reference to height when measured from ground level, and "**ground level**" means the level of the surface of the ground immediately adjacent to the building or structure or, where the level of the surface of the ground is not uniform, the level of the lowest part of the surface of the ground adjacent to it.

“**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.

NOTE:

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 decking, 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:

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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.