



Planning and Development
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CHECKLIST

DO I NEED PLANNING PERMISSION FOR A GATE, FENCE OR WALL WITHIN OR BOUNDING THE CURTILAGE OF A DWELLINGHOUSE?

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

Tick answer

<ul style="list-style-type: none"> Will the gate, fence, wall or other means of enclosure be within, or bound, the curtilage of a listed building*or within a conservation area**? <p>* A search of Listed Buildings can be carried out on Historic Scotland's website at http://www.historic-scotland.gov.uk/historicandlistedbuildings</p> <p>** A list of Conservation areas can be found on our website at http://www.pkc.gov.uk/conservationareas</p>	Yes	No
<ul style="list-style-type: none"> Will any part of the gate, fence, wall or other means of enclosure exceed two metres in height? 	Yes	No
<ul style="list-style-type: none"> Will any part of the gate, fence, wall or other means of enclosure exceed one metre in height where it: <ol style="list-style-type: none"> fronts a road; or extends beyond the line of the wall of the principal elevation or side elevation of the house that is nearest a road? 	Yes	No
<ul style="list-style-type: none"> If an existing gate, fence, wall or other means of enclosure is being replaced or altered; will it exceed whichever is the greater of the original height or heights described in the last two questions? 	Yes	No
<ul style="list-style-type: none"> Have 'permitted development' rights been removed? You will need to check the original planning permission for the development. Permissions from 2007 onwards can be found on Public Access. Use the map search to find your plot. Please be aware that the map function on public access is not available when using tablets or mobile phones <p>*You can check the planning history of the property on PublicAccess via our website http://www.pkc.gov.uk/publicaccess. For help on how to search on public access please see our 'How to use Public Access' guidance note.</p>	Yes	No

If you have answered **NO** to **ALL** the questions above you should not require planning permission.

Definitions:

“**bound**” means to share a common boundary;

“**curtilage**” means the grounds associated with and immediately surrounding a dwelling, normally comprising the garden, courtyard and driveway etc.

“**dwellinghouse**” does not include a flat.

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

Notes:

1. This checklist 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.
2. This checklist 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. The Certificate is a formal determination which provides a definitive position concerning the lawfulness of any existing (s.150) or proposed (s.151) use or operations under planning law. A fee is payable which is equivalent to half the relevant planning application fee where the development has not been carried out, and the full fee if it has. The forms and guidance notes can be assessed at <https://eplanning.scotland.gov.uk/WAM/paperforms.htm>
3. This checklist deals with Planning Permission only. You may require a Building Warrant for the works proposed.
4. With regard to gates, you will need Planning Permission to form a new vehicular access to a trunk or classified road.
5. If you want to obtain written confirmation whether planning consent is required for a development you intend to carry out, you will need to submit an application for a Certificate of Lawfulness as detailed above (2).