



Planning and Development
 Perth & Kinross Council
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 Telephone: (01738) 475300

CHECKLIST

DO I NEED PLANNING PERMISSION FOR A ROOF DORMER?

If your house is a flat; or if you also use your house for business purposes (for example an office, guest house or bed and breakfast); **DO NOT USE THIS CHECKLIST**. Contact Development Management using the contact details above for information on these special cases.

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 in a Conservation Area?* <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 the dormer be located on a roof plane that forms part of the principal elevation or side elevation, where that elevation fronts a road? | Yes | No |
| <ul style="list-style-type: none"> Will the dormer be on a roof plane and be within 10 metres of the boundary of the curtilage of the dwellinghouse which that roof plane fronts? | Yes | No |
| <ul style="list-style-type: none"> Will the height of the dormer exceed the height of the existing dwellinghouse, when measured at the highest part of the roof and excluding any chimney? | Yes | No |
| <ul style="list-style-type: none"> Will the width of the dormer exceed half the total width of the roof plane (measured at the eaves line) of the dwellinghouse? | Yes | No |
| <ul style="list-style-type: none"> Will any part of the dormer be within 0.3 metres of any edge of the roof plane of the dwellinghouse? | 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 | Yes | No |

| | | |
|---|--|--|
| *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. | | |
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If you have answered **NO** to **ALL** these questions you should not require planning permission.

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.

“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.

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. If your house is listed, ‘Listed Building Consent’ is usually required to alter or extend it, irrespective of whether or not planning permission is required. A search of Listed Buildings can be carried out on Historic Scotland’s website at <http://www.historic-scotland.gov.uk/historicandlistedbuildings>
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).