



Planning and Development
 Perth & Kinross Council
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CHECKLIST

DO I NEED PLANNING PERMISSION FOR IMPROVEMENTS OR ALTERATIONS THAT ARE NOT AN ENLARGEMENT? (DWELLINGHOUSES)

Permitted development rights allow any improvement, addition or other alteration to the external appearance of a dwellinghouse **that is not an enlargement**. This includes such works as replacement or forming of a new window or door, painting, replacement of roof covering, external wall insulation and many more. This can be best visualized as a 1 metre bubble surrounding the dwellinghouse.

This checklist should **not** be used for works such as roof terraces, balconies, raised platforms, wind turbines, a flue forming part of a biomass or combined heating and power system, air source heat pumps or CCTV. A separate checklist has been provided for **flats**.

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

	Tick answer	
<ul style="list-style-type: none"> Is the dwellinghouse within a conservation area? A list of Conservation areas can be found on our website at http://www.pkc.gov.uk/conservationareas 	Yes	No
<ul style="list-style-type: none"> Is your property a flat? (including a 'four-in-a-block') (separate checklist available) 	Yes	No
<ul style="list-style-type: none"> Would the proposed works protrude more than 1 metre from the outer surface of an external wall, roof plane, roof ridge or chimney? 	Yes	No
<ul style="list-style-type: none"> Would any part of the development consist of the works list below; <ul style="list-style-type: none"> a) erection of a wind turbine b) erection of a balcony or roof terrace c) installation of an access ramp d) works within the curtilage of your dwelling such as a swimming pool, garden landscaping, free-standing solar panels or oil tank. e) installation a flue that forms part of a biomass or combined heat and power system f) installation of an air source heat pump 	Yes	No
<ul style="list-style-type: none"> Will you be changing the appearance of the roof covering? If you are replacing a roof covering and the proposed material is similar in appearance to the existing roof covering for example; natural slates to natural slates, concrete tiles to concrete tiles of the same colour and profile, you may not need planning permission. For changes outwith these examples, please submit a pre-application enquiry. 	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. <p>Please be aware that the map function on public access is not available using tablets or mobile phones.</p> <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
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If you have answered **NO** to all these questions (other than the second to last question) 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.

“**hard surfaced area**” is an area within the curtilage which is not covered in grass or other forms of soft landscaping, and will normally include paths, driveways, patios, and turning areas or a hard standing for vehicles.

“**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.
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 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).
5. 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>.

6. Revised September 2018