**Do You Need Planning Permission?**

**Garden Buildings**

Town & Country Planning (General Permitted Development) (Scotland) Amendment Order 2011

**This guidance applies to houses only, flats (including four in a block) are dealt with separately.**

If you answer **‘Yes’** to any of the questions below, planning permission would be required for the works you propose to carry out. We also have a definitions page which may help you with understanding some of the technical wording we have to use.

1. Would the use be for a house or living accommodation or a business?
2. Would any part of the building be forward of a wall forming part of the **principal** elevation or side elevation where that elevation fronts a road?
3. Would the height of the eaves of the building exceed 3 metres when measured from the lowest point adjacent to the building?
4. Would any part of the building exceed 4 metres in height, when measured from the lowest point adjacent to the building?
5. Would any part of the building be within 1 metre of the boundary and where it is within 1 metre, would it exceed more than 2.5 metres in height?
6. Would the new building, combined with any other previous development (add up any other extensions and garden buildings, including sheds and garages) at the property, cover more than 50% of the ground area of the original property (either front or back depending on the location of the building)? We have provided a calculation method below.

Development in the rear garden

(Area of rear curtilage – the area of the original house – any hard surface or deck) / 2 = ‘The 50% measurement’, then;

Add up the area of the proposed building, any other buildings in the rear garden and extensions to the property, if these exceed ‘the 50% measurement’ (as calculated above) then you must answer ‘yes’ to this question.

Development in the front garden

(Area of front curtilage – the area of the original house – any hard surface or deck) / 2 = ‘The 50% measurement’, then;

Add up the area of the proposed building, any other buildings in the front garden and extensions to the property, if these exceed ‘the 50% measurement’ (as calculated above) then you must answer ‘yes’ to this question.

1. Would it be within a Conservation Area? You can find out if your property is in a Conservation Area [here](https://www.falkirk.gov.uk/services/planning-building/development-management/conservation-areas.aspx).

Works to a listed building will require Listed Building Consent in addition to any planning permission that may be required. It is a criminal offence to carry out works to a listed building without the relevant consent in place.

You should ensure you have any other relevant consents in place prior to starting work. This could include but is not limited to, building warrant consent and owner’s consent.

Notice

This self-assessment form is intended for guidance purposes only and is not binding in determining whether planning permission is required for a particular proposal. Completion of this form does not constitute a certificate of lawful development and cannot prejudice any decision that the Local Planning Authority may make on any subsequently submitted formal application or planning enforcement investigation.

The completion of the self-assessment form does not imply or signify the agreement of the Local Planning Authority to any statement given by the applicant. Whilst best endeavours are made to ensure the self-assessment form is kept accurate and up to date, this cannot be relied upon. Use of the self-assessment form is entirely at your own risk.

Should you require a legally binding determination of whether planning permission is required, you may submit an application for a lawful development certificate. Applications for a certificate of lawful development require a fee and have a target determination period of 8 weeks. Further information can be obtained from our website.