**Do You Need Planning Permission?**

**Alterations, Improvements and Additions to the External Appearance of a House**

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 works extend out more than 1 metre from the outer surface of an external wall, roof plane, roof ridge or chimney of the house?
2. Would it be a wind turbine?
3. Would it be a balcony?
4. Would it be on the roof and result in a raised platform or terrace?
5. Would it be an access ramp?
6. Would it be an engineering, installation or other similar operation?
7. Would it be a flue for a biomass heating system?
8. Would it be a flue for a combined heat and power system?
9. Would it relate to an Air Source Heat Pump?
10. Would it be CCTV?
11. 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).

Materials used for any roof covering must be as similar in appearance to the existing roof covering as is reasonably practicable. This means for example, that you could not replace an existing slate roof with a grey concrete tile.

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.