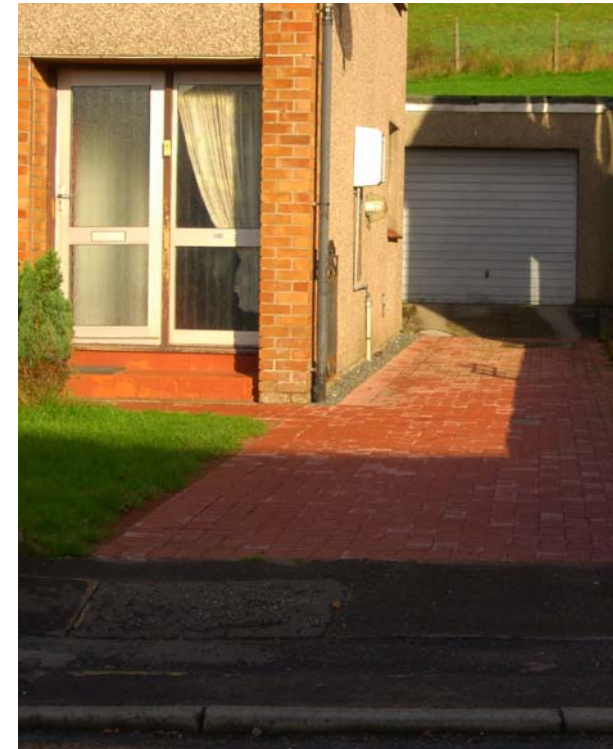


# Driveways and Hard Surfaces



## If planning permission is required

Submit a planning application. General Advice Note 2 provides guidance on this. You will be required to provide a drawing with dimensions in metres, showing where the access will be located, the type of hard surfacing materials to be used and details of any existing trees in the garden and structures adjacent i.e. lampposts, etc.

Applications can be submitted online at the e-Planning Scotland website: <https://eplanning.scotland.gov.uk/>

## Registered disabled and need a driveway?

If you are registered disabled and you require a driveway for mobility reasons you will not have to pay a planning fee with your application if you provide a doctor's letter to confirm this.

## Landlords consent

Before laying any hard surfaces you should check to see if you need landlords consent if you are currently renting from the Council or a Housing Association.

## How to contact us

If you wish to discuss your proposal or find out whether you need planning permission for the work you can;

Email us at: [development.management@west-dunbarton.gov.uk](mailto:development.management@west-dunbarton.gov.uk)

Phone us on: **01389 738575**

Write to us: **Development Management,  
Council Offices,  
Rosebery Place, Clydebank  
G81 1TG**

Contact Road Services: **01389 737633**

Historic Scotland's website can be found at:  
<http://www.historic-scotland.gov.uk/listing>

## Is planning permission required?

This depends on the type of surface and where the driveway/hard surface is located. Most driveways/hard surfaces are “**permitted development**” which means that planning permission is not needed. However, where it is located between the house and the road then the hard surface must either be:

1. made of porous material; or
2. provision must be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the house.

If it fails to meet these two criteria then planning permission will be required.

A leaflet has been produced by the Department of Communities and Local Government providing guidance on **permeable surfacing**. It sets out the different approaches to constructing a driveway or other paved area that controls and reduces rainfall run-off into drains. Click on picture to download.



If you live in a **tenement flat**, **4-in-a-block** or any other type of **flat**, a **listed building** or **conservation area** you will require planning permission for a driveway or any hard surface within your property. The Conservation Areas are:

<b>Old Kilpatrick</b>	Mount Pleasant Drive, parts of Station Road and Dumbarton Road, Lusst Road
<b>High Dalmuir</b>	Overtoun Road, in part, Maxwell Street, Methven Street, Clark Street, in part, Melbourne House at Regent Street, Duntocher Road, in part, Risk Street, Stevenson Street, in
<b>Kirktonhill Dumbarton</b>	Kirkton Road, Helenslee Road, Dixon Drive/Avenue, Clydeshire Road, Methlan Park, Gledach View, Veir Terr and Westbridgend
<b>Knoxland Square Dumbarton</b>	including parts of Victoria Street and Bruce Street

**Listed building consent** may also be required if the proposal would affect the character or setting of the building. Historic Scotland's website provides details of all listed buildings.

## Is a new access being formed?

If you intend to form a new access onto a **classified road** or **trunk road** then planning permission will always be required. You can check this by contacting us.

A Road Opening Permit is needed where a new access is being formed and can be obtained from the Council's Roads Services or download the application form from the Council website. You should also check if there are any other burdens imposed by the house builder/factor.

## Are kerb alterations required?

If you need to have the kerb lowered or widened to allow vehicles to cross the footway into the driveway you also need to submit a Vehicle Footway Crossing application. Contact the Council's Road Services or download the form from the Council website.

## What should the driveway dimensions be?

Roads Services set out recommended dimensions for driveways to enable cars to access easily and park safely. These are shown in the diagram below. For single driveways they should be at least 2.75m wide and at least 6.0m long.

