

If planning permission is required

Submit a planning application and General Advice Note 2 provides guidance on this. You will need to provide scaled drawings showing your proposal. Dimensions should be in metres.

If planning permission is required applications can be submitted online at the [e-Planning Scotland](#) website:

Landlords consent

Before making any changes 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 please contact us.

Email us at: development.management@west-dunbarton.gov.uk

Phone us on: **01389 738575**

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

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Dormers & Velux Windows



Is Planning permission required for Dormers?

This depends on the type of property, the size of the dormers and where they are located on the roof. Some works are “**permitted development**” . However they must meet the following criteria:

- Not to be located on the principal or side elevation where that elevation fronts a road
- Not to be on a roof plane which is within 10 metres of the boundary of the dwellinghouse
- Not to exceed the height of the existing house (exclude chimneys)
- The width of the dormer should not exceed half the total width of the roof plane as measured at eaves line
- Any part of the dormer should not be within 0.3m of any edge of the roof plane

Where you live matters . . .

If you live in a conservation area, **tenement flat, 4-in-a-block** or any other type of **flat** then planning permission will always be required regardless of the size and location of the dormers.

The Conservation Areas are:

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

Listed buildings do not need planning permission for dormers provided the criteria set out above is met but **listed building consent** is required if the dormer would affect the character or setting of the building. [Historic Scotland's website](#) provides details of all listed buildings and you can contact Development Management to find out if listed building consent would be required

If planning permission is required?

Submit a planning application and General Advice Note 2 provides guidance on this. You will need to provide scaled drawings showing your house and garden area along with the decking footprint and elevation drawings showing ground levels and heights of any fencing, balustrades or handrails. Dimensions should be in metres.

Applications can be submitted online at the [e-Planning Scotland](#) website:

What factors are taken into account?

When assessing a planning application a number of factors are taken into account. These include the local plan policies which seek to protect and enhance the amenity of residential areas.

Good design of dormers is encouraged and they should reflect these basic principles:

Is it of a scale to allow centrally placing on the roof plane?

Do the windows align vertically with existing doors and windows on the house?

Do they incorporate a large percentage of glass on the main elevation?

Separate dormer units are better than one large box dormer.

Dormers should not rise above the existing ridge line or from the wall head of the house.