

Domestic Garages & Garden Outbuildings



the porch 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 you intend to demolish an existing garage then Conservation Area Consent may be required for the removal of the garage.

What do I do if planning permission is required?

If you need planning permission then you have to submit a planning application. General Advice Note 2 provides guidance on this. You will need to provide scaled drawings showing your house and garden area along with the building footprint and elevation drawings showing ground levels and heights of any walls and roof. Dimensions should be in metres.

Applications can be submitted online at the e-Planning Scotland website:

<https://eplanning.scotland.gov.uk/>

If you wish to discuss your proposal, or find out whether you need planning permission for the work please contact us.

Landlords consent

Before putting up any buildings in your garden 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

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**

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 property, where the garage/outbuilding is located and the size of the building. Some works are “**permitted development**” which means that planning permission is not needed. However the criteria, set out below, can be tricky to assess and you are advised to contact Development Management for further advice if you are unsure.

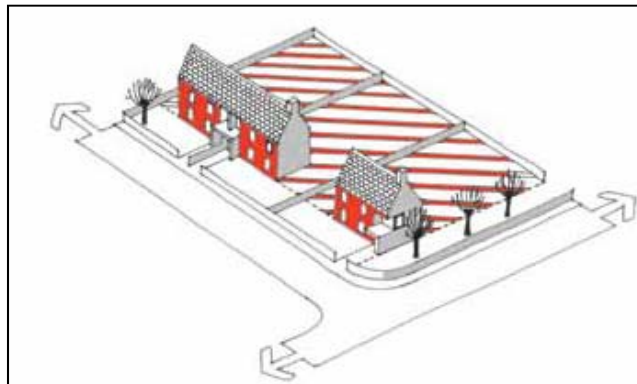
If you live in a **tenement flat, 4-in-a-block** or any other type of **flat** then planning permission will always be required regardless of size and location of the garage/outbuilding.

The six criteria

These criteria apply to detached, semi-detached and terraced properties. If your proposal can meet all 6 of the following tests, then planning permission will not be required:

1 the garage/outbuilding is not a dwellinghouse planning permission is always required to use outbuildings as independent living quarters such as “granny flats”. Home gyms or playrooms are ancillary to the use of the main house.

2 no part of the garage/outbuilding will sit forward of the principal or side elevation where that elevation fronts a road— the hatched areas show all areas of the gardens which are behind the principal and side elevations which could site a building under permitted development.

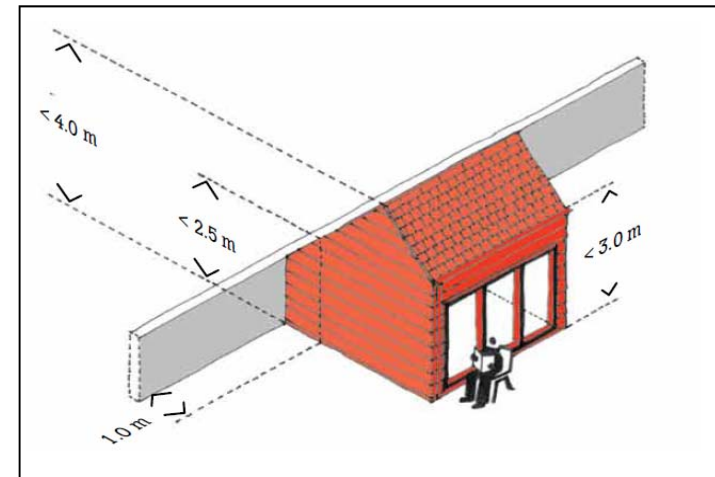


SOURCE: Scottish Government, Circular 1/2012, *Guidance on Householder Permitted Development Rights*

3 The height of the eaves would not exceed 3m - this is measured from the lowest ground level to the highest point of the eaves (see diagram below)

4 The overall height would not exceed 4m at any part— again, this is measured from the lowest ground level to the highest point of the eaves (see diagram below)

5 Any part of the garage/outbuilding which is within 1m of a boundary would not exceed 2.5m in height - see diagram below



SOURCE: Scottish Government, Circular 1/2012, *Guidance on Householder Permitted Development Rights*

6 The total area left undeveloped is at least half of the rear curtilage - this is worked out by adding the footprint of all buildings and hardstanding (including decking) in the rear garden and dividing it by the area of garden (minus the original house footprint)

Listed buildings and Conservation Areas

Listed buildings and buildings in conservation areas have limited permitted development rights. A outbuilding with a footprint not exceeding four square metres can be built without needing planning permission provided it also meets the six criteria set out above. **Listed building consent** is required if