

PLANNING SUMMARY

Conservatories

Home Extensions



BALHOUSIE

Windows, Doors & Conservatories

PLANNING PERMISSION

Do I need planning permission to add a single storey, ground floor extension to my house?

Some single story extensions can be built without planning permission and others need it. If your house is a flat; or if you also use your house for business purposes (for example an office, guest house or bed and breakfast); or if the extension comprises a porch; or if the development is anything other than a single storey, ground floor extension, DO NOT USE THIS CHECKLIST.

If you answer YES to ANY of the following questions you NEED PLANNING PERMISSION. If you have answered NO to ALL these questions you should not require planning permission

Is your house in a Conservation Area? A list of Conservation areas can be found at <http://www.pkc.gov.uk/conservationareas>

Will any part of the development be forward of a wall forming part of the principal elevation or side elevation, where that elevation fronts a road?

Will any part of the development would be within 1 metre of the boundary of the curtilage of the house and will it extend beyond the line of the wall forming part of the rear elevation that is nearest to that boundary by more than:

- (i) 3 metres in the case of a terraced house; or
- (ii) 4 metres in any other case?

Will the eaves height of the development exceed 3 metres?

Will the height of any part of the development exceed 4 metres?

Will the area of ground covered by the house (as extended) be more than twice the area of ground covered by the original house?

Will the area of ground covered by the resulting development within the front or rear curtilage of the house (excluding the original house and any hard surface or decking area) exceed 50% of the area of the front or rear curtilage respectively (again excluding the ground area of the original house and any hard surface or decking)?

Have 'permitted development' rights been removed? You will need to check the original planning permission for the development. Permissions from 2007 onwards can be found on Public Access. Use the map search to find your plot. Please be aware that the map function on public access is not available when using tablets or mobile phones.

You can check the planning history of the property on Public Access via website <http://www.pkc.gov.uk/publicaccess> For help on how to search on public access please see our 'How to use Public Access' guidance note.

Definitions

Curtilage - means the grounds associated with the house i.e. the garden area and hard surfaces. It does not include the area of the house as originally built, but does include any previous extensions, garages/sheds or other buildings built since 1947.

Original House - is defined as the house as it was in 1947 or, if built since then, as it was originally built.

Principal Elevation - means the one elevation of the original house which, by virtue of its design and setting, is its main elevation. Where it is not immediately obvious, the principal elevation may be identified by considering a combination of factors including:

- Location of the main door
- Location and layout of the windows
- The internal layout of the house
- The physical relationship of the elevation to the adjacent road
- Boundary treatments and their screening function
- Orientation of adjacent properties
- Architectural treatment of the elevation in relation to the rest of the house

Road - is defined as including not only a publicly maintained road but also footpaths and private roads to which the public have access.

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