



Infrastructure Services
Shetland Islands Council

INFORMATION FOR HOUSEHOLDERS

Advice Note 1

DO I NEED PLANNING PERMISSION?

**Including Conservatories, Extensions, Sheds,
Garages, Porches, Satellite Dishes, Fences and
Alterations to your Roof**

Shetland Islands Council
Infrastructure Services
Planning
Grantfield
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V1 21/7/03

Introduction

The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 is the legislation which allows certain development to be exempt from planning permission. These exemptions do not apply to flats or maisonettes.

If you live in a conservation area or your house is a listed building the legislation is different and you should look at Guidance Note 2 on “Conservation Areas and Listed Buildings”.

Section 1

Class 1. The enlargement, improvement or other alteration of a dwellinghouse.

Class 1 covers conservatories and extensions (includes porches).

If your proposal can meet all of the following criteria it does not require planning permission:

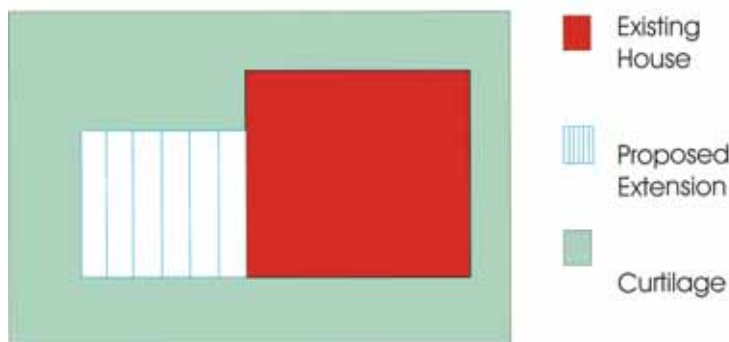
- For a terraced house the floor area of the proposed extension can be no more than 16m² or 10% of the total floor area of the house, whichever is the greatest (maximum of 30m²)
- For a detached or semi-detached house, the floor area of the extension can be no more than 24m² or 20% of the total floor area of the house, whichever is the greatest (maximum of 30m²)
- It cannot be higher than the existing house
- It cannot alter the existing roof slope
- It cannot be closer to any road or way than the existing house unless the road or way is over 20 metres from the extension (see figure 1)
- It cannot be over 4 metres high if it is within 2 metres of the boundary of the property
It cannot cover more than 30% of the garden area, excluding the area of the existing house (see figure 2)

Figure 1



- The total ground area covered by the proposed development and any other buildings within the garden area of the existing house must not be more than 30% (excluding the area of the existing house)

Figure 2



Section 2

Class 2. Any alteration to the roof of a dwellinghouse including the enlargement of a dwellinghouse by way of an addition or alteration to its roof.

Class 2 covers alteration to a roof. If your proposal can meet the following criteria you do not require planning permission:

- The alteration cannot be higher than the existing roof height
- The dwellinghouse cannot extend 10cm beyond the roof slope
- The alteration cannot be an area of more than 10% of the existing roof area
- The material used for the alteration has to be sympathetic to the design and appearance of the building.

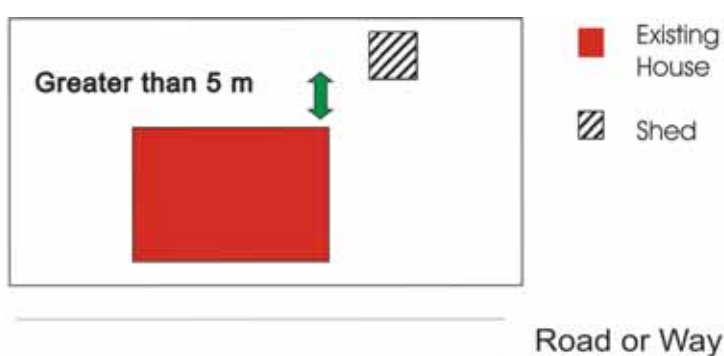
Section 3

Class 3. The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.

Class 3 covers sheds. If your proposal can meet all of the following criteria it does not require planning permission:

- It is 5 metres clear from the existing house. If the building is within 5 metres of the house, the floor area must not exceed 4m² (if the building is within 5 metres of the house and exceeds 4m², it is classed as an extension see guidance in section 1 (see figure 3))
- It cannot be closer to a road or way than the existing house unless the road or way is 20 metres or more from the proposed development (see figure 1)
- The height cannot exceed 3 metres if it is to have a flat roof and 4 metres if it is to have a pitched roof

Figure 3



Section 4

Class 6. The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

Class 6 covers satellite dishes. If your proposal can meet the following criteria you do not require planning permission:

- The satellite dish is the only one on the house or in the garden
- The dish is no more than 90cm in any dimension
- The dish is no higher than the highest part of the roof on the house
- The dish is sited sympathetically so as to cause minimum visual intrusion.

Section 5

Class 7. The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

Class 7 covers gates, walls and fences. If your proposal can meet the following criteria you do not require planning permission:

- The gate can be a maximum of 1 metre high if it is within 20 metres of a road or way otherwise 2 metres high
- If your proposal is an improvement to an existing gate, fence or wall the height cannot exceed the former height or the heights mentioned above, whichever is the greater

Class 8 Vehicle Access and Driveways

The formation, laying out and construction of a means of access/driveway to a road which is not classified, will not require planning permission. If the road is classified, it will require planning permission.

However; in both instances, permission will be required under the Roads (Scotland) Act 1984. This can be obtained from our Roads Section. They can be found at the Toll Clock Shopping Centre, or can be contacted on 01595 744 866.

N.B This document is guidance only and if you wish to discuss any development or require further information please contact the Planning Control Department and talk to the duty planning officer on (01595) 744800. Please note your development may require separate permissions under other legislation. Contact the Building Control Department who can issue a leaflet on the need for a building warrant and Environmental Health for further information on (01595) 744800.