

Development Descriptions – Shetland Islands Council



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Residential Development

<p>Include:</p>	<ul style="list-style-type: none"> • Number of dwellings, • Number of storeys, • Whether attached or detached garage, • Landscaping works, • Formation of new access, • Erection of boundary fence, • Any demolition, • Drainage works etc.
<p>Examples:</p>	<ul style="list-style-type: none"> • Erection of single storey dwellinghouse with attached garage, formation of vehicular access, erection of 1m post and wire boundary fence and associated landscaping and drainage works. • Demolition of existing dwellinghouse and erection of two storey dwellinghouse, formation of vehicular access and associated landscaping and drainage works. • Erection of 4no. single storey dwellinghouses, formation of new vehicular access and access road, erection of 1m post and wire fencing and associated landscaping and drainage works.

Residential Extensions

<p>Include</p>	<ul style="list-style-type: none"> • Location of extension (i.e. front, side, rear or, if unclear, north, south etc. elevations), • “Type” of extension (e.g. conservatory or polycrubb), • Number of storeys, • Any ancillary works (drainage etc.)
<p>Examples</p>	<ul style="list-style-type: none"> • Erection of single storey rear extension. • Erection of single storey detached outbuilding to rear of dwellinghouse. • Erection of two storey side and rear extension with associated landscaping and drainage.

Commercial Developments/Change of Uses

Include	<ul style="list-style-type: none"> Existing use (if known) and proposed use with reference to Use Classes, Whether it relates to land or a building, Any “operational” development (e.g. erection of a building, laying out a hardstanding area, formation of vehicular access). Not “partial change of use” but “Change of use of part of....”
Examples	<ul style="list-style-type: none"> Change of use of land from agricultural to Class 6 (Storage) use with formation of new vehicular access and creation of hardstanding area. Change of use of building from Class 3 (Restaurants and cafes) to Class 7 (hotels and hostels). Erection of general industrial building (Class 5) with a new vehicular access, parking and landscaping. Change of use of part of dwellinghouse (Class 9) to childminding business (Class 10) (Maximum 12 Children)
Reference Document	Use Class Order (by Savilles)

Planning Permission in Principle (PPP)

Include	<ul style="list-style-type: none"> “Planning Permission in Principle for...” Clearly define the type and scale of development (e.g. “for one dwellinghouse”) Include any associated works (formation of new access, drainage, landscaping) that has been identified within the submitted drawings.
Examples	<ul style="list-style-type: none"> Planning Permission in Principle for the erection of a single storey dwellinghouse; create new access, parking and turning area; install new soakaway Planning Permission in Principle for the erection of 2no. dwellinghouses; create new access track, turning and car parking; install and infiltration bed and surface water soakaway

Approval of Matters Specified in Conditions (AMSC)

<p>Include</p>	<ul style="list-style-type: none"> • “Approval of Matters Specified in Conditions for...” • Clearly state what matters are being applied for (e.g. siting, design, access, landscaping, drainage). • Reference the original Planning Permission in Principle (PPP) consent (including reference number and description). • Ensure the description reflects the detail shown on the submitted plans and documents.
<p>Examples</p>	<ul style="list-style-type: none"> • Approval of matters specified in conditions for the erection of dwellinghouse and associated access road and drainage infrastructure (Condition 2 of planning permission in principle ref. 23/02657/PPP) • Approval of matters specified in conditions Erection of office building with associated access, parking and landscaping (Approval of Matters Specified in Conditions 1(b,f,g,i- Development Components), 3 (Application Requirements), 5 (Additional Requirements), 16 (Biodiversity) and 18 (Energy Statement) of consent 18/00280/EIA)

Variation of Condition Applications (VCONs)

<p>Include</p>	<ul style="list-style-type: none"> • Previous development description and application number • The condition to be varied • What effect the condition will have
<p>Examples</p>	<ul style="list-style-type: none"> • Variation of condition 4 of 2021/123/PPF (Erection of single storey dwellinghouse) to allow use of timber cladding in place of blockwork. • Removal of condition 96 of 2022/321/PPF (Erection of 500 turbine wind farm with maximum tip height of 150m) to remove the requirement for site restoration.

Advertisement Consents (ADVs)

Include	<ul style="list-style-type: none">• Size and type of advertisement (any word, letter, model, sign, placard, notice, awning, blind or device),• Whether it is illuminated or not,• Elevation and position on the building (if required).
Examples	<ul style="list-style-type: none">• One illuminated advertisement measuring 1.1m x 5.0m onto the front elevation of the building.

Conservation Area Consents (CACs)

Include	<ul style="list-style-type: none">• Type of building to be demolished,• Any ancillary works.
Examples	<ul style="list-style-type: none">• Demolition of existing garage.

Listed Building Consents (LBCs)

Include	<ul style="list-style-type: none">• All external alterations – windows (replacement or refurbishment and number), works to walls, roofs, doors etc. Include any new installations for example air source heat pump etc.• All internal alterations – works to floors, ceilings, fireplaces, internal doors, sub-division of rooms, removal of any features (staircases etc).• Any works to boundary walls and outbuildings.
Examples	<ul style="list-style-type: none">• Internal alterations including installing accessible toilet, removal of ecclesiastical furniture and redundant stairway; carry out essential fabric repairs to walls, floor, roof and elements of structure; install insulation, replacement windows, external drainage and new air source heat pump

Prior Notification (PNs)

Include	<ul style="list-style-type: none">• Agricultural buildings.• Demolitions,• Farm tracks,• Windows (in conservation areas) elevation on building and materials (timber to UPVC for example),• Peatland Restoration.• Include dimensions of any proposed sheds
Examples	<ul style="list-style-type: none">• Prior Notification to erect 9.2m x 14M agricultural shed.

Prior Approvals (PAs)

Include	<ul style="list-style-type: none">• Farm tracks, agricultural buildings.• Peatland Restoration,• Demolition of buildings• Mention reference number of Prior Notification.
Examples	<ul style="list-style-type: none">• Prior Approval to Erect general purpose agricultural building 9.2m x 14M in relation to prior notification 2022/006/PN.

Planning Written Notice (PWNs)

Include	<ul style="list-style-type: none">• Development under permitted development rights,• Electronic Communications.
Examples	<ul style="list-style-type: none">• Notification under Part 20, Class 67 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as amended) and Notification under the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (as amended) to utilise permitted development.

Trees in Conservations Areas (TCAs)

Include	<ul style="list-style-type: none">• All works to trees (removal, pruning etc).
Examples	<ul style="list-style-type: none">• Reduce the height and circumference of existing tree.

Trees covered by TPO (TPOs)

Include	<ul style="list-style-type: none">• All works to trees (removal, pruning etc).• Tree species.
Examples	<ul style="list-style-type: none">• Remove sycamore tree..

Certificate of Lawfulness Proposed (CLUPs)

Include	<ul style="list-style-type: none">• Structures (outbuildings) and size,• Extensions,• External alterations (rooflights, satellite dishes etc),• Works by the Council – usually roads authority (re-alignment, widening etc),• Change of use.
Examples	<ul style="list-style-type: none">• The re-alignment and widening of an existing public road.

Certificate of Lawful Use – Existing Use (CLUEXs)

Include	<ul style="list-style-type: none">• Existing use.
Examples	<ul style="list-style-type: none">• Domestic garage and land used for the storage of a motor vehicle.

Discharge of Conditions (DCONs)

Include	<ul style="list-style-type: none">• Number of the planning condition to be discharged, a summary of condition and original application number.
Examples	<ul style="list-style-type: none">• 2024/144/DON1 Application for consent, agreement or approval required by planning Condition: 13 (Archaeology) of planning application 2024/144/PPF.

Habitat Regulations Applications (HRAs)

Include	<ul style="list-style-type: none">• Description of the proposal.
Examples	<ul style="list-style-type: none">• To use replacement rock on South Haven beach to protect the road to North Haven harbour under Class 31 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992.

Hazardous Substance Consent

Include	<ul style="list-style-type: none">• Description of the proposal.
Examples	<ul style="list-style-type: none">• Hazardous Substance Consent to permit the processing of hydrocarbon gas and liquids in respect of the gas processing plant.

Energy Consent Unit Consultations (ECUCONs)

Include	<ul style="list-style-type: none">• Description of the proposal.
Examples	<ul style="list-style-type: none">• Consultation in relation to a Section 36 Application under Electricity Act 1989 for Shetland Battery Energy Storage System at Lerwick.

Screening Opinion (including Section 36 Applications) (SCRs)

Include	<ul style="list-style-type: none">• Description of the proposal.
Examples	<ul style="list-style-type: none">• EIA Screening opinion request under The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017 (as amended) for 3no. Turbines.

Scoping Opinion (SCOs)

Include	<ul style="list-style-type: none">• Description of the proposal.
Examples	<ul style="list-style-type: none">• Request for Scoping Opinion in relation to proposed new marina.

Section 50 Applications (SEC50s)

Include	<ul style="list-style-type: none">• Section 50 Licensing (Scotland) Act 2005 application
Examples	<ul style="list-style-type: none">• Section 50 Licensing (Scotland) Act 2005 application.

Non-Material Variations (NMVs)

Include	<ul style="list-style-type: none">• Include original planning permission application number• Include all variations requested
Examples	<ul style="list-style-type: none">• 2024/250/NMV Non-Material Variation to vary planning permission 2024/250/PPF - Install additional roof window on south elevation.• 2024/130/NMV Non-Material Variation to vary planning permission 2024/130/PPF - Change approved type of bituminous surface to an unbound gravel surface and modify drainage design.