

Do I Need Planning Permission? HOUSEHOLDER PERMITTED DEVELOPMENT ENQUIRY

This map shows the service areas of Aberdeenshire



Any questions about the completion of this form, please contact the planning team:

Telephone enquiries – 01467 534333

Email enquiries – planning@aberdeenshire.gov.uk

Send your completed form to

The E-Planning Team

Aberdeenshire Council

Viewmount, Arduathie Road

Stonehaven, AB39 2DQ

(or email to planningonline@aberdeenshire.gov.uk)

We aim to reply to enquiries of this nature within 5 working days.

Please note that this form is for development within the curtilage of a dwellinghouse or flat and not for commercial or industrial development.

Assessments are made on the information you supply, no formal drawings are required, and we will not make a site visit to your property. Therefore, the advice given is our informal opinion. If you wish legal certification that a proposed (or existing) development does not require planning permission, then you should make an application for a Certificate of Lawfulness.

Note: The information held with your submission will be managed by the Council in accordance with the principles set out in the General Data Protection Regulations 2018. For further information on how we use your information, who we share this information with and how long we keep information is detailed in our [Privacy Notice](#).

THINGS TO CHECK

Building Standards: The purpose of the building standards system is to protect the public interest. You may therefore need a building warrant before you start work.

Legal Position: Check the legal position and if necessary, consult a solicitor to ensure that there are no restrictions on the land or the type of work (including legal title, Article 4 directions and rights of way).

Planning History: The original permission granted may have a condition restricting or prohibiting the kind of work proposed. If in doubt, check with the planning authority.

Listed Buildings and Conservation Areas: Listed Building Consent may be needed if you live in a listed building. If you live in a conservation area you may need to apply for planning permission. If in doubt, check with the planning authority.

Historic Monuments: Work proposed in or near any archaeological site or historic monument may need special permission, or certain precautions may be advisable. If in doubt, check with the planning authority.

Other Consents: Check that the proposed work does not require a Road or Advert Consent or is causing an obstruction.

For all proposals, please answer the following general questions. Depending upon your proposal, you may be required to answer additional questions and provide a sketch and/or photographs.

This is required to enable an assessment to be made as to whether planning permission is required.

1 Your Details

Name:	
Address:	
Postcode:	
Tel No:	
Email:	

2 Address of proposal if different from above

Address:	
Postcode:	

3 The property is a

- Detached or semi-detached dwellinghouse
- Terraced dwellinghouse
- Flat

4 The property is located within a Conservation area

Yes No Unknown

5 The property is a listed building

Yes No Unknown

6 Fully describe the proposal and tick all boxes that apply:

(If separate elements are proposed, please complete other relevant forms)

Tick all boxes that apply and go to the relevant sections of the form as indicated.

- Ground floor extension (single storey) *go to part 1*
- Ground floor extension (more than one storey) *go to part 2*
- Porch outside any external door *go to part 3*
- Enlargement by way of addition or alteration to roof *go to part 4*
- Access ramp outside external door *go to part 5*
- Any other external addition or alterations such as roofing material, solar panels on house/flat (not free-standing), satellite dishes, flue (non-biomass), windows, doors, cladding, painting etc. *go to part 6*
- Erection of an outbuilding (or alteration of an existing outbuilding) for example, a detached garage, greenhouse, shed or solar panels on an outbuilding *go to part 7*
- Other engineering operations or installations such as free-standing solar panels, flagpoles, ponds/pools or oil tanks *go to part 8*
- Hard surface *go to part 9*
- Decking or raised platform *go to part 10*
- Boundary enclosure, for example, fence, wall or gate, *go to part 11*
- Other – fully describe (for instance, flue (bio-mass or combined heat and power system), free standing wind turbine, air/ground/water source heat pump) *go to part 12*

PART 1 – Ground floor extension (single storey)

Photographs shall be required as follows:

Provide photos of each elevation of the dwellinghouse in relation to any road/footpath/pavement or any other way over which there is a public right of passage.

Label the photos so that it is clear where the photographs have been taken from.

A sketch (drawn to scale or all dimensions shown) shall be required as follows:

Show the following as an aerial sketch (bird's eye view):

- Location of any road, footpath, pavement and any other way over which there is a public right of passage.
- Footprint and dimensions (metres squared) of the original dwellinghouse.
- Footprint of all extensions to the original dwellinghouse, all freestanding buildings and areas of patio and decking within the curtilage.
- Define the extent of your curtilage. This is generally the parcel of land associated with the dwellinghouse for the enjoyment of the residents of the dwellinghouse and excludes any other land which may be within your ownership, for instance, a field or paddock.
- Clearly highlight the footprint of the proposed development in some way such as hatched or coloured.

Answer the following questions:

- (a) What are the dimensions of the proposed extension (in metres)? (Note, these measurements should include any overhang/gutters etc.)

Length: _____ Width: _____ Total Height: _____ Height to Eaves: _____

Total external footprint (metres squared) if known: _____

- (b) What is the total floor area (external dimensions in metres) of the original house?

- (c) Has the house been extended or enlarged since first constructed?

Yes No

If yes, what are these extensions and what is the floor area (external dimensions in metres) of each?

- (d) Are there any decking or patio areas? Yes No

If yes, what is the area in square metres? _____

(e) Are there any outbuildings within the curtilage, for instance, domestic garage, summerhouse or shed?

Yes No

If yes, what are the outbuildings and the area in square metres of each?

(f) Are the proposed works to be sited within one metre of the boundary?

Yes No

PART 2 – Ground floor extension (more than one storey)

Photographs shall be required as follows:

Provide photos of each elevation of the dwellinghouse in relation to any road/footpath/pavement or any other way over which there is a public right of passage.

Label the photos so that it is clear where the photographs have been taken from.

A sketch (drawn to scale or all dimensions shown) shall be required as follows:

Show the following as an aerial sketch (bird's eye view):

- Location of any road, footpath, pavement and any other way over which there is a public right of passage.
- Footprint and dimensions (metres squared) of the original dwellinghouse.
- Footprint of all extensions to the original dwellinghouse, all freestanding buildings and areas of patio and decking within the curtilage.
- Define the extent of your curtilage. This is generally the parcel of land associated with the dwellinghouse for the enjoyment of the residents of the dwellinghouse and excludes any other land which may be within your ownership, for instance, a field or paddock.
- Clearly highlight the footprint of the proposed development in some way such as hatched or coloured.

Answer the following questions:

- (a) What are the dimensions of the proposed extension (in metres)? (Note, these measurements should include any overhang/gutters etc.)

Length: _____ Width: _____ Total Height: _____ Height to Eaves: _____

Total external footprint (metres squared) if known: _____

- (b) What is the total floor area (external dimensions in metres) of the original house?

- (c) Has the house been extended or enlarged since first constructed?

Yes No

If yes, what are these extensions and what is the floor area (external dimensions in metres) of each?

- (d) Are there any decking or patio areas? Yes No

If yes, what is the area in square metres? _____

(e) Are there any outbuildings within the curtilage, for instance, domestic garage, summerhouse or shed?

Yes No

If yes, what are the outbuildings and the area in square metres of each?

(f) Are the proposed works to be sited within 10 metres of the boundary?

Yes No

(g) Will any part of the development exceed the height of the existing dwellinghouse (excluding any chimney)?

Yes No

PART 3 – Porch outside any external door

A sketch (drawn to scale or all dimensions shown) shall be required as follows:

Show the following as an aerial sketch (bird's eye view):

- Location of any road, footpath, pavement and any other way over which there is a public right of passage.
- Footprint of the dwellinghouse and clearly highlight the footprint of the proposed development in some way such as hatched or coloured.

Answer the following questions:

(a) Will the porch be constructed over an external door?

Yes No

(b) What are the dimensions of the proposed porch (in metres)?

Length: _____ Width: _____ Total Height: _____

If your porch will exceed 3 square metres in area or 3 metres in height, then go to Part 1.

(c) Will the porch be sited within 2 metres of a boundary?

Yes No

PART 4 – Enlargement by way of addition or alteration to roof

Photographs shall be required as follows:

Provide photos of each elevation of the dwellinghouse in relation to any road/footpath/pavement or any other way over which there is a public right of passage.

Label the photos so that it is clear where the photographs have been taken from.

A sketch (drawn to scale or all dimensions shown) shall be required as follows:

Show the following as an aerial sketch (bird's eye view):

- Location of any road, footpath, pavement and any other way over which there is a public right of passage.
- Footprint of the dwellinghouse and clearly highlight the position of the proposed development in some way such as hatched or coloured.

Answer the following questions:

(a) Are any of the proposed works within 10 metres of a boundary?

Yes No

(b) Are any of the proposed works within 0.3 metres of the edge of the roof?

Yes No

(c) Will any part of the proposed works exceed the height of the existing dwellinghouse (excluding any chimney)?

Yes No

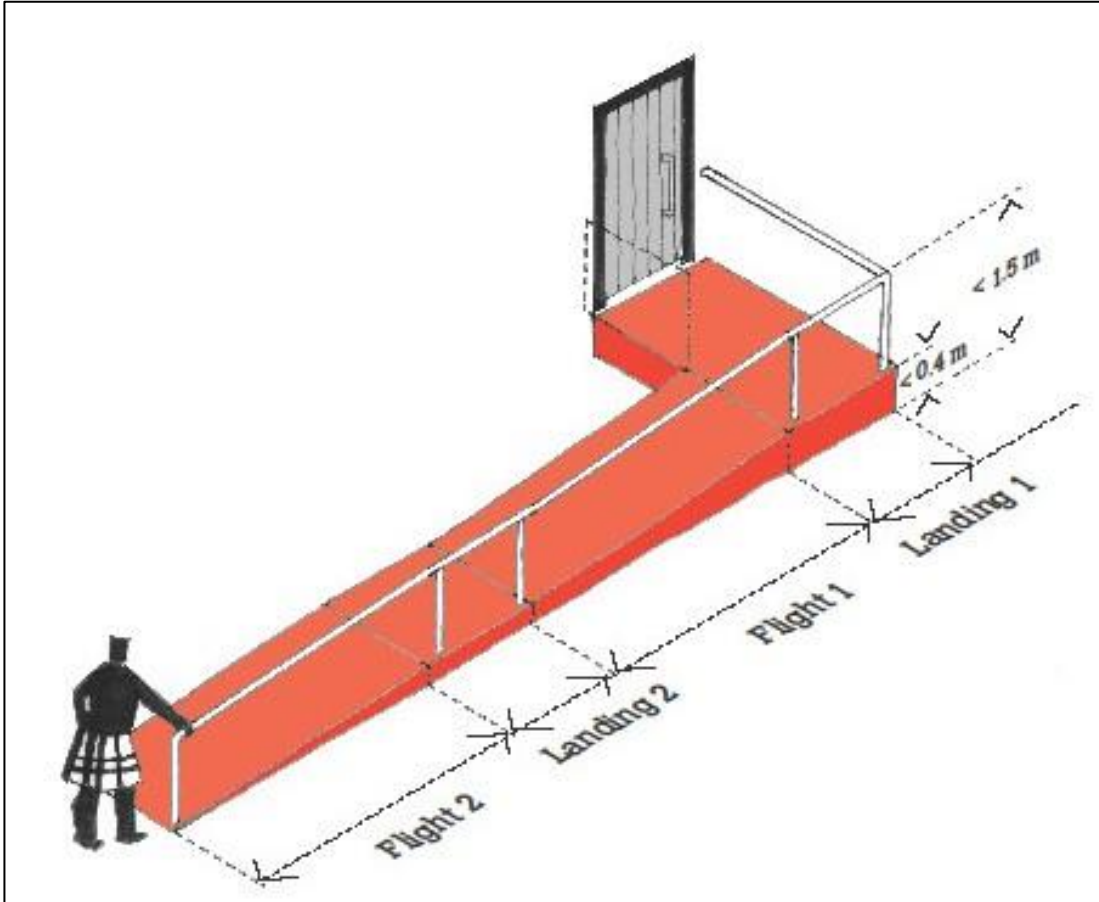
(d) In the case of a dormer extension, please provide dimensions (in metres):

Total width across roof plane: _____

PART 5 – Access ramp outside external door

Answer the following questions:

The following diagram shows typical flights and landings for ramps.



(a) What is the combined length of all flights (in metres)?

(b) What is the combined length of all landings (in metres)?

(c) What is the height of the ramp from ground level (excluding handrail/balustrade)(in metres)?

(d) What is the combined height of the ramp and any associated handrail/balustrade from ground level (in metres)?

PART 6 – Any other external addition or alteration

Answer the following questions:

(a) Will the proposal protrude more than one metre from the outer surface of any external wall, roof plane, roof ridge or chimney?

Yes No

(b) If the property is a flat, will any existing windows or door openings be altered in size?

Yes No

(c) If there are any proposed alterations to the roofing material(s), provide details of existing and proposed materials, colour etc. Labelled photographs of the existing roof would be useful.

Existing:

Proposed:

PART 7 – Erection of an outbuilding (or alteration of an existing outbuilding)

Photographs shall be required as follows:

Provide photos of each elevation of the dwellinghouse in relation to any road/footpath/pavement or any other way over which there is a public right of passage.

Label the photos so that it is clear where the photographs have been taken from.

A sketch (drawn to scale or all dimensions shown) shall be required as follows:

Show the following as an aerial sketch (bird's eye view):

- Location of any road, footpath, pavement and any other way over which there is a public right of passage.
- Footprint and dimensions (metres squared) of the original dwellinghouse.
- Footprint of all extensions to the original dwellinghouse, all freestanding buildings and areas of patio and decking within the curtilage.
- Define the extent of your curtilage. This is generally the parcel of land associated with the dwellinghouse for the enjoyment of the residents of the dwellinghouse and excludes any other land which may be within your ownership, for instance, a field or paddock.
- Clearly highlight the footprint of the proposed development in some way such as hatched or coloured.

Answer the following questions:

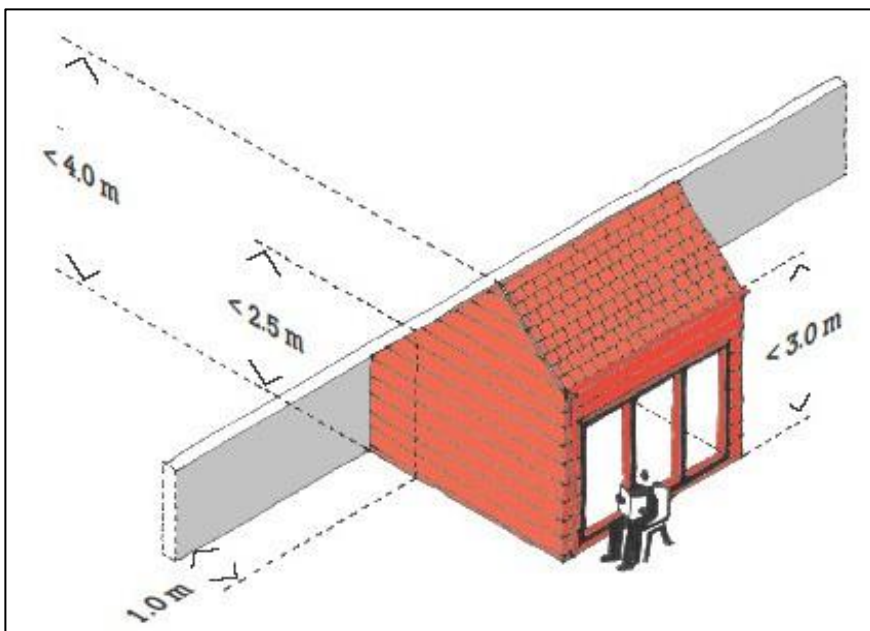
- (a) What are the dimensions of the proposed outbuilding (in metres)? Note, these measurements should include any overhang/gutters etc.

Length: _____ Width: _____ Total Height: _____ Height to Eaves: _____

Total external footprint (metres squared) if known: _____

- (b) Will any part of the proposed works (within one metre of the boundary) exceed 2.5 metres in height? Refer to the diagram below.

Yes No



(c) What is the total floor area (external dimensions in metres) of the original house?

(d) Has the house been extended or enlarged since first constructed?

Yes No

If yes, what are these extensions and what is the floor area (external dimensions in metres) of each?

(e) Are there any decking or patio areas?

Yes No

If yes, what is the area in square metres _____

(f) Are there any other outbuildings within the curtilage, for instance, domestic garage, summerhouse or shed?

Yes No

If yes, what are the outbuildings and the area in square metres of each?

PART 8 – Other engineering operations or installations

Photographs shall be required as follows:

Provide photos of each elevation of the dwellinghouse in relation to any road/footpath/pavement or any other way over which there is a public right of passage.

Label the photos so that it is clear where the photographs have been taken from.

A sketch (drawn to scale or all dimensions shown) shall be required as follows:

Show the following as an aerial sketch (bird’s eye view):

- Location of any road, footpath, pavement and any other way over which there is a public right of passage.
- Footprint and dimensions (metres squared) of the original dwellinghouse.
- Footprint of all extensions to the original dwellinghouse, all freestanding buildings and areas of patio and decking within the curtilage.
- Define the extent of your curtilage. This is generally the parcel of land associated with the dwellinghouse for the enjoyment of the residents of the dwellinghouse and excludes any other land which may be within your ownership, for instance, a field or paddock.
- Clearly highlight the footprint of the proposed development in some way such as hatched or coloured.

Answer the following questions:

- (a) What are the dimensions of the proposed development (in metres? Note, these measurements should include any overhang/gutters etc. where appropriate.

Length: _____ Width: _____ Total Height: _____ Height to Eaves: _____

Total external footprint (metres squared) if known: _____

- (b) What is the total floor area (external dimensions in metres) of the original house?

- (c) Has the house been extended or enlarged since first constructed?

Yes No

If yes, what are these extensions and what is the floor area (external dimensions in metres) of each?

(d) Are there any decking or patio areas? Yes No

If yes, what is the area in square metres? _____

(e) Are there any outbuildings within the curtilage, for instance, domestic garage, summerhouse or shed?

Yes No

If yes, what are the outbuildings and the area in square metres of each?

PART 9 – Hard surface

Photographs shall be required as follows:

Provide photos of each elevation of the dwellinghouse in relation to any road/footpath/pavement or any other way over which there is a public right of passage.

Label the photos so that it is clear where the photographs have been taken from.

A sketch (drawn to scale or all dimensions shown) shall be required as follows:

Show the following as an aerial sketch (bird's eye view):

- Location of any road, footpath, pavement and any other way over which there is a public right of passage.
- Footprint and dimensions (metres squared) of the original dwellinghouse.
- Footprint of all extensions to the original dwellinghouse, all freestanding buildings and areas of patio and decking within the curtilage.
- Define the extent of your curtilage. This is generally the parcel of land associated with the dwellinghouse for the enjoyment of the residents of the dwellinghouse and excludes any other land which may be within your ownership, for instance, a field or paddock.
- Clearly highlight the footprint of the proposed development in some way such as hatched or coloured.

Answer the following questions:

(a) In addition to the proposed hard surface, are you proposing to form a new vehicular access?

Yes No

PART 10 – Decking or raised platforms

Answer the following questions:

- (a) What is the floor level of the deck or platform from ground level (in metres)?
Measurement to be taken from the lowest part of the ground level.

- (b) What is the combined height of the deck and balustrade/handrail measured from the lowest part of the ground level (in metres)?

- (c) What is the area to be covered by decking (metres squared)?

PART 11 – Boundary enclosure

Photographs shall be required as follows:

Provide photos of each elevation of the dwellinghouse in relation to any road/footpath/pavement or any other way over which there is a public right of passage.

Annotate the photographs with heights of existing boundary enclosures.

Label the photos so that it is clear where the photographs have been taken from.

A sketch (drawn to scale or all dimensions shown) shall be required as follows:

Show the following as an aerial sketch (bird’s eye view):

- Location of any road, footpath, pavement and any other way over which there is a public right of passage.
- Footprint of the dwellinghouse.
- Clearly highlight the position of the proposed boundary enclosure(s) in some way such as hatched or coloured. State the proposed height(s).
- Define the extent of your curtilage. This is generally the parcel of land associated with the dwellinghouse for the enjoyment of the residents of the dwellinghouse and excludes any other land which may be within your ownership, for instance a field or paddock.

Answer the following questions:

(a) What is the height of the proposed boundary enclosure (i.e. fence/wall/gate) in metres? For sloping sites, measurement to be taken from the lowest point of ground level.

(b) Is the proposal replacing an existing boundary enclosure?

Yes No

If yes, what is the height of the existing boundary enclosure (in metres)?

PART 12 – Other

A sketch (drawn to scale or all dimensions shown) shall be required as follows:

Show the following as an aerial sketch (bird's eye view):

- Location of any road, footpath, pavement and any other way over which there is a public right of passage.
- Footprint of the dwellinghouse.
- Define the extent of your curtilage. This is generally the parcel of land associated with the dwellinghouse for the enjoyment of the residents of the dwellinghouse and excludes any other land which may be within your ownership, for instance, a field or paddock.
- Clearly highlight the footprint of the proposed development in some way such as hatched or coloured.

Answer the following question:

- (a) What is proposed? Fully describe all works.

