**Do You Need Planning Permission?**

 **Alterations to a Flat**

Town & Country Planning (General Permitted Development) (Scotland) Amendment Order 2011

**This guidance applies to flats only (including four in a block), houses are dealt with separately.**

**Planning permission will always be required for works such as sheds, garages and other garden buildings in the grounds of a flat. Planning permission will also be required for works like decking.**

If you answer **‘Yes’** to any of the questions below, planning permission would be required for the works you propose to carry out. We also have a definitions page which may help you with understanding some of the technical wording we have to use.

1. Would the works be an enlargement? An enlargement increases the internal volume of the original building, and includes a canopy or roof, with or without walls.
2. Would it extend more than 1 metre from the outer surface of an external wall, roof plane, roof ridge or chimney?
3. Would the dimensions of an existing window or door opening be altered?
4. Would it be a balcony?
5. Would it be on the roof and result in a raised platform or terrace?
6. Would it be a wind turbine?
7. Would it be within a conservation area or the grounds of a listed building?
8. Would it be a flue for a biomass heating system?
9. Would it be a flue for a combined heat and power system?
10. Would it be an air source heat pump?
11. Would it be Closed Circuit Television Camera (CCTV) system?

Works to a listed building will require Listed Building Consent in addition to any planning permission that may be required. It is a criminal offence to carry out works to a listed building without the relevant consent in place.

You should ensure you have any other relevant consents in place prior to starting work. This could include but is not limited to, building warrant consent and owner’s consent.

Notice

This self-assessment form is intended for guidance purposes only and is not binding in determining whether planning permission is required for a particular proposal. Completion of this form does not constitute a certificate of lawful development and cannot prejudice any decision that the Local Planning Authority may make on any subsequently submitted formal application or planning enforcement investigation.

The completion of the self-assessment form does not imply or signify the agreement of the Local Planning Authority to any statement given by the applicant. Whilst best endeavours are made to ensure the self-assessment form is kept accurate and up to date, this cannot be relied upon. Use of the self-assessment form is entirely at your own risk.

Should you require a legally binding determination of whether planning permission is required, you may submit an application for a lawful development certificate. Applications for a certificate of lawful development require a fee and have a target determination period of 8 weeks. Further information can be obtained from our website.