



## Planning Permission - Scotland

In Scotland if your proposal for a conservatory can meet the following criteria it should be permitted without the need of planning permission:

1. The floor area (measured externally) of both the proposed extension and any existing extensions to the original property and any detached garage or outhouse within 5 metres of the dwelling, taken together will be less than:
  - a.) For a **terraced house** (including end terrace): 16 square metres or 10% of the floor area of the original house, whichever is greater (subject to a maximum of 30 square metres)
  - b.) For **any other house**, 24 square metres or 20% of the floor area of the original house, whichever is the greater (subject to a maximum of 30 square metres)
2. The height of the proposed extension is no greater than the highest part of the roof of the original house, and does not alter the existing roof slope of the dwelling
3. The maximum height of the extension does not exceed 4 metres where it is within 2 metres of any part of the site boundary
4. No more than 30% of the total garden area is covered by extensions and/or buildings, excluding the original house
5. No part of the extension would be closer to the road, which is adjacent to its boundary wall (front, side or rear), unless the road would be over 20 metres from all parts of the extension

**NB:** A road is defined as any public way (including paths) serving 3 or more properties)

### *Building Warrant- Introduction*

Works for which no warrant is required in houses other than flats and maisonettes:

1. An unheated conservatory under 8 Square metres attached to an existing dwelling house and;
2. The dwelling house is not a flat or maisonette;
3. The conservatory is located a minimum of 1 metre from any boundary or;
4. Does not contain a combustion appliance with a flue;
5. Does not contain sanitary accommodation and;
6. Is not situated on land within the boundaries of which there are harmful or dangerous substances;
7. A door(s) must be provided between the conservatory and the dwelling house.

This information only acts as a guide, please contact your local planning office to verify the planning requirements for your area.