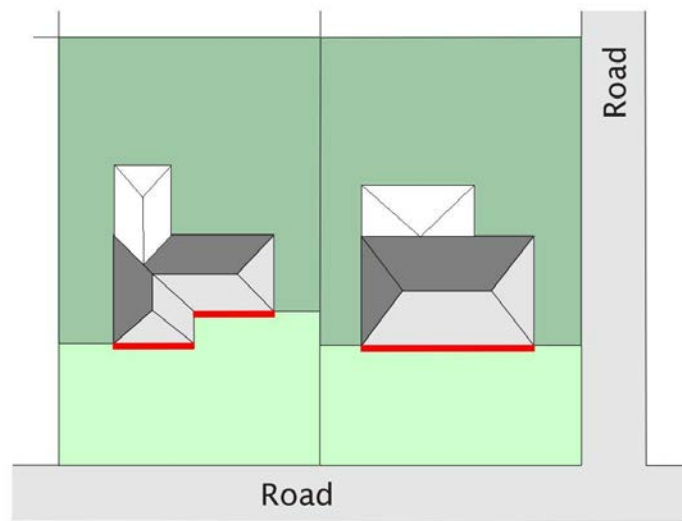


# East Renfrewshire Council

## Permitted Development Rights

### Guidance Note



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June 2017

## **Introduction**

'Permitted development rights' define what a householder can do to their house without needing planning permission from the Council.

Please be aware, that even if your extension is not 'permitted development', and you need planning permission, you may still get consent. About 95% of all planning applications are granted (although some plans need amendment in order to get permission, and some permissions are granted subject to conditions). Where planning permission is needed, you will need to fill out application forms, submit drawings and pay the relevant fee. You can do all of this online at the [eplanning.scot](http://eplanning.scot) website, or you can download forms and submit all of the documents directly to the planning office. Separate guidance is available to assist you in that process (see contacts at the rear of this document).

Where planning permission is **not** needed, you still need to check if any other consents are needed, for example:

- if you are in a listed building, or if the setting of a listed building is affected, then 'listed building consent' may be needed;
- these rights do not give you entitlement to do work on (or cross over) land that you do not own or control;
- there may be restrictions on your land/property legal titles;
- previous conditions on a planning permission e.g. from when your house was built, may still apply, or permitted development rights may have been removed;
- if there are protected species at your property e.g. a bat roost, then a license from Scottish Natural Heritage may be needed;
- if you are doing works to trees protected by a Tree Preservation Order you will need permission from the Council. Also, if you are doing works to trees in a conservation area, you will need to complete a form and give the Council notice of what you propose to do;
- **please particularly note that a lot of alterations to a house (including altering internal walls and conversions) and new buildings, need a 'building warrant' to ensure that building standards are met. Minimum standards also apply regarding a lot of relatively minor work, including replacement windows. If you are unsure then please visit the Council's website or contact the Building Standards Service (contacts at the end of this note).**

### **Will my alteration be 'permitted development'?**

Have a look at the list of 'classes' on the following page and decide which class your proposed development falls within, then go to the relevant row/question in the table that follows. If your development doesn't fall within one of these classes, then please contact the Planning Service.

Please note that there are stricter rules in the conservation areas and in the protected area at Netherlee (which is subject to an 'Article 4' direction). Plans of these areas are attached on pages 21-23. There are also various definitions in the glossary and illustrations to help you on pages 16-23.

**Please note that the guidance in this document is a guide only** as we have simplified the structure and wording from the regulations to make the rules easier to understand. For the definitive rules, please see the regulations themselves. The Scottish Government has published [Circular 1/2012 Guidance on Householder Permitted Development Rights](#) which assists in interpreting the regulations. Details of these publications are on page 25.

Planning officers are available to give informal advice over the phone, but if you wish formal clarification of whether your proposal is permitted development or not, you should apply for a 'certificate of lawfulness' (see page 25 for procedures and contacts). You can also get independent advice from Planning Aid or from a planning consultant.

## Summary of the Classes of permitted development

Have a look at the following 'classes' and decide which your proposed development falls within, then go to the relevant row/question in the tables that follow. If your development doesn't fall within one of these classes, then please contact the Planning Service. There are illustrations and maps of the conservation areas and the Netherlee 'Article 4' protection area on pages 21-23.

Please note Classes 1 – 3 relate to houses (i.e. not to flats). If you are in a flat, then please go to Class 4 onwards. Classes 6 onwards relate to both houses and flats.

<b><u>Class 1 - Enlargements/extensions</u></b>		
Class 1A	an extension - single storey ground floor extensions	<a href="#">(go to row 2)</a>
Class 1B	an extension - anything other than single storey/ground floor extension	<a href="#">(go to row 13)</a>
Class 1C	porches	<a href="#">(go to row 21)</a>
Class 1D	an enlargement by altering a roof (including dormer windows)	<a href="#">(go to row 26)</a>
<b><u>Class 2 - Alterations which are not enlargements</u></b>		
Class 2A	an access ramp	<a href="#">(go to row 34)</a>
Class 2B	any other improvement/alteration e.g. a solar panel, satellite dish, rooflight, replacement windows	<a href="#">(go to row 38)</a>
<b><u>Class 3 - Other development within the garden/curtilage</u></b>		
Class 3A	any building e.g. a shed or garage	<a href="#">(go to row 43)</a>
Class 3B	any operations/installations e.g. a swimming pool or oil tank	<a href="#">(go to row 51)</a>
Class 3C	provision of a hard surface e.g. a driveway or patio (see also <a href="#">Class 8</a> below)	<a href="#">(go to row 56)</a>
Class 3D	decking and raised platforms	<a href="#">(go to row 58)</a>
Class 3E	gate, fence, wall or other enclosure	<a href="#">(go to row 63)</a>
<b><u>Classes 4 &amp; 7 - Development to a building containing a flat</u></b>		
Class 4A	an improvement or alteration to a building containing a flat	<a href="#">(go to row 69)</a>
Class 7	gate, fence, wall or other enclosure	<a href="#">(go to row 76)</a>
<b><u>Class 6 C-H - Renewable technologies</u></b> such as flues for biomass heating systems; ground, water & air source heat pumps; flues for combined heat & power systems; wind turbines - see separate briefing note.		
<b><u>Class 8 - Forming a new access onto a trunk road or a classified road</u></b> <a href="#">(go to row 83)</a>		
<b><u>Class 9 - Stone cleaning or painting</u></b> (including any application of colour) <a href="#">(go to row 85)</a>		
<b><u>Class 72 - CCTV cameras</u></b> <a href="#">(go to row 89)</a>		

## 1. An enlargement or extension to your house (Class 1)

2.	<b>Single storey ground floor extensions (Class 1A)</b>	See illustrations 1 - 4 & 9	
3.	Is the house in a conservation area or the Netherlee protection area?	Yes Planning permission is needed	No Go to next question
4.	Will the extension be to the front of the house (i.e. between the principal elevation of the house and a road)? <i>See illustration 1</i> Note: for porches see Class 1C (row 21)	Yes Planning permission is needed	No Go to next question
5.	Will the extension be to the side of the house <u>and</u> is there a road at that side of the house? <i>See illustration 1</i>	Yes Planning permission is needed	No Go to next question
6.	Will any part of the extension be within 1 metre of a boundary of the property?	Yes Go to row/question 7	No Go to row/question 10
7.	Are you in a terraced house? (i.e. a terrace of three or more houses)	Yes Go to row/question 8	No Go to row/question 9
8.	Terraced house - Will the extension extend more than three metres from the rear elevation of the original house? <i>See illustration 2</i>	Yes Planning permission is needed	No Go to row/question 10
9.	Not a terraced house - Will the extension extend more than four metres from the rear elevation of the original house? <i>See illustration 2</i>	Yes Planning permission is needed	No Go to next question
10.	Will the eaves of the development be more than 3 metres high or any part of the development be more than 4 metres high? <i>See illustration 9</i>	Yes Planning permission is needed	No Go to next question
11.	Will the ground covered by the extended house (including all extensions built since 1948) be more than twice the ground covered by the original house?	Yes Planning permission is needed	No Go to next question
12.	Will the area of ground covered by development take up more than half of either of the front or rear curtilages? <i>See illustration 3</i>  Note: You should exclude from the calculation of the 'curtilage', the ground area of the original house and any hard surface (including patios, mono-blocks & tarmac) or deck. The ground covered by development also includes any previous extensions and out-buildings which are not original or that have been in place since 1948.	Yes Planning permission is needed	<b>No Planning permission is not needed</b>

<b>13.</b>	<b>Extensions other than a single storey ground floor extension (Class 1B)</b>	See illustrations 1 & 3	
14.	Is the house in a conservation area or the Netherlee protection area?	Yes Planning permission is needed	No Go to next question
15.	Will any part of the extension be within 10 metres of a boundary of the property?	Yes Planning permission is needed	No Go to next question
16.	Will the extension be to the front of the house (i.e. between the principal elevation of the house and a road)? <i>See illustration 1</i>	Yes Planning permission is needed	No Go to next question
17.	Will the extension be to the side of the house, and is there a road at that side of the house? <i>See illustration 1</i>	Yes Planning permission is needed	No Go to next question
18.	Will the extension be higher than the highest part of the roof of the existing house (excluding the chimney)?	Yes Planning permission is needed	No Go to next question
19.	Will the ground covered by the extended house (including all extensions and outbuildings built since 1948) be more than twice the ground covered by the original house?	Yes Planning permission is needed	No Go to next question
20.	Will the area of ground covered by development take up more than half of either of the front or rear curtilages? <i>See illustration 3</i>  Note: You should exclude from the calculation of the 'curtilage', the ground area of the original house and any hard surface (including patios, mono-blocks & tarmac) or deck. The ground covered by development also includes any previous extensions and out-buildings which are not original or that have been in place since 1948.	Yes Planning permission is needed	<b>No Planning permission is not needed</b>

<b>21.</b>	<b>A porch (Class 1C)</b>	See illustraton 5	
22.	Is the house in a conservation area or the Netherlee protection area?	Yes Planning permission is needed	No Go to next question
23.	Will the porch be bigger than 3 square metres?	Yes Planning permission is needed	No Go to next question
24.	Will the porch be within 2 metres of the boundary between the garden/curtilage and a road?	Yes Planning permission is needed	No Go to next question
25.	Will any part of the porch be more than 3 metres high?	Yes Planning permission is needed	<b>No Planning permission is not needed</b>

<b>26.</b>	<b>An enlargement by altering a roof, including a dormer window (Class 1D)</b>	See illustrations 6 & 7 Note: changing the profile of a roof e.g. from a flat roof to a pitched roof will need planning permission	
27.	Is the house in a conservation area or the Netherlee protection area?	Yes Planning permission is needed	No Go to next question
28.	Will the development be on a roof plane forming part of the principal or side elevation of the house where that elevation fronts a road? <i>See illustration 6</i>	Yes Planning permission is needed	No Go to next question
29.	Will the development be within 10 metres of a facing boundary? <i>See illustration 6</i>	Yes Planning permission is needed	No Go to next question
30.	Will the extension be higher than the highest part of the roof of the existing house (excluding the chimney)?	Yes Planning permission is needed	No Go to next question
31.	Will the width of the extension be more than half the width of the roof plane (measured at the eaves line)? <i>See illustration 7</i>	Yes Planning permission is needed	No Go to next question
32.	Will any part of the extension be within 0.3 metres of the edge of the roof plane (or the edge of the property)? <i>See illustration 7</i>	Yes Planning permission is needed	<b>No Planning permission is not needed</b>

### 33. An alteration to your house which is not an enlargement (Class 2)

34.	<b>The erection, construction or alteration of an access ramp (Class 2A)</b>		
35.	Is the house in a conservation area or the Netherlee protection area?	Yes Planning permission is needed	No Go to next question
36.	Will the combined length of all the flights of the ramp be more than 5 metres? or the combined length of all flights and landings be more than 9 metres?	Yes Planning permission is needed	No Go to next question
37.	Will any part of the ramp be more than 0.4 metres high? or the combined height of the ramp and handrail (or any other attached structure) be more than 1.5 metres high?	Yes Planning permission is needed	<b>No Planning permission is not needed</b>
38.	<b>Any other improvement, addition or alteration to the external appearance of the house (Class 2B)</b>	<p>e.g. a solar panel, satellite dish, rooflight, replacement windows, changing roofing materials, removal of chimney etc.</p> <p>Note 1: If all you are doing is painting or stone-cleaning your house, go to Class 9 (row 85)</p> <p>Note 2: All of the following is subject to the condition that the materials used for any roof covering be as similar in appearance to the existing roof covering as is reasonably practical. This means, for instance, that changing a conservatory from a glass roof to a tiled roof needs planning permission; as does changing a house roof from slates to tiles (or changing to a different colour of tile).</p>	
39.	Is the house in a conservation area or the Netherlee protection area?	Yes Planning permission is needed	No Go to next question
40.	Will the development protrude more than 1 metre from the surface of the wall, roof or chimney	Yes Planning permission is needed	No Go to next question
41.	Is the development a balcony; a raised platform or terrace on the roof; or a wind turbine?	Yes Planning permission is needed	<b>No Planning permission is not needed (see note 2 above)</b>

**42. Other development within the garden/curtilage of your house for purposes incidental to the enjoyment of your house (Class 3)**

43.	<b>Providing a building (or its enlargement, alteration or improvement) for purposes incidental to the enjoyment of your house (Class 3A)</b>	e.g. a shed or detached garage See illustrations 1, 3, 8 & 9	
44.	Is the house in the Eaglesham conservation area or the Netherlee protection area?	Yes Planning permission is needed	No Go to next question
45.	Is the house in the Giffnock, Busby or Whitecraigs conservation areas; or within the curtilage of a listed building; <u>and</u> would the building have a footprint of more than 4 square metres?	Yes Planning permission is needed	No Go to next question
46.	Will the building be used as a dwelling?	Yes Planning permission is needed	No Go to next question
47.	Will the building be forward of the principal elevation or a side elevation of the house, where that elevation fronts a road? <i>See illustration 1</i>	Yes Planning permission is needed	No Go to next question
48.	Will the eaves of the development be more than 3 metres high, or any part of the development more than 4 metres high? <i>See illustration 9</i>	Yes Planning permission is needed	No Go to next question
49.	Will any part of the building be within 1 metre of a boundary of the property, and within that 1 metre strip, would it be more than 2.5 metres high? <i>See illustration 8</i>	Yes Planning permission is needed	No Go to next question
50.	Will the area of ground covered by development take up more than half of either of the front or rear curtilages? <i>See illustration 3</i>	Yes Planning permission is needed	<b>No Planning permission is not needed</b>
	Note: You should exclude from the calculation of the 'curtilage', the ground area of the original house and any hard surface (including patios, mono-blocks & tarmac) or deck. The ground covered by development also includes any previous extensions and out-buildings which are not original or that have been in place since 1948.		



51.	<b>Carrying out any building, engineering, installation or other operation (Class 3B)</b>	e.g. a swimming pool, oil tank, flag poles, free-standing solar panels, retaining walls	
52.	Is the house in a conservation area; the Netherlee protection area; or within the curtilage of a listed building?	Yes Planning permission is needed	No Go to next question
53.	Will the development be forward of the principal elevation or a side elevation of the house, where that elevation fronts a road?	Yes Planning permission is needed	No Go to next question
54.	Will the development be more than 3 metres high?	Yes Planning permission is needed	No Go to next question
55.	Will the area of ground covered by development take up more than half of the front or rear curtilage? <i>See illustration 3</i>	Yes Planning permission is needed	<b>No Planning permission is not needed</b>
<p>Note: You should exclude from the calculation of the 'curtilage', the ground area of the original house and any hard surface (including patios, mono-blocks &amp; tarmac) or deck. The ground covered by development also includes any previous extensions and out-buildings which are not original or that have been in place since 1948.</p>			

56.	<b>Provision (or replacement) of a hard surface (Class 3C)</b>	e.g. a driveway or patio area Note: if you are creating a new access onto a classified road, see Class 8, row 81	
57.	Is the house in a conservation area; the Netherlee protection area; or within the curtilage of a listed building?	Yes Planning permission is needed	<b>No, Planning permission is not needed</b> (subject to the condition that where the hard surface is located between the house and a road, the hard surface must be made of porous materials or that provision must be made to direct run-off water to a permeable or porous area or surface within the curtilage)

58.	<b>Provision or improvement of a raised deck or platform (Class 3D)</b>		
59.	Is the house in the Eaglesham conservation area or the Netherlee protection area?	Yes Planning permission is needed	No Go to next question
60.	Is the house in the Giffnock, Busby or Whitecraigs conservation areas; or within the curtilage of a listed building; <u>and</u> would the deck/platform have a footprint of more than 4 square metres?	Yes Planning permission is needed	No Go to next question
61.	Will the development be forward of the principal elevation or a side elevation of the house, where that elevation fronts a road?	Yes Planning permission is needed	No Go to next question
62.	Will the floor level of the deck/platform be more than 0.5 metres high; or will the combined height of the deck and any wall, fence, handrail or other attached structure be more than 2.5 metres?	Yes Planning permission is needed	<b>No Planning permission is not needed</b>

63.	<b>Provision (or alteration) of any gate, fence, wall or other means of enclosure (Class 3E)</b>	Note: any fence/wall etc which blocks the view of persons using a road, so as to be likely to cause danger, needs permission	
64.	Is the house in a conservation area; the Netherlee protection area; or within the curtilage of a listed building	Yes Planning permission is needed	No Go to next question
65.	Is it a new gate/fence/wall etc or a replacement to an existing?	New Go to next question	Replacement Go to question 68
66.	Will any part of the structure be more than 2 metres high?	Yes Planning permission is needed	No Go to next question
67.	Will any part of the structure be more than 1 metre high where it is forward of the principal elevation fronting a road (or between the line of a side elevation and a road?) <i>See illustration 1</i>	Yes Planning permission is needed	<b>No Planning permission is not needed</b>
68.	If you are replacing or altering an existing gate, fence, wall or other means of enclosure, will it exceed the height of the original or exceed the heights listed in rows 66 and 67 above (whichever is the greater)	Yes Planning permission is needed	<b>No Planning permission is not needed</b>

## Developments at flats

69.	<b>Improvement or alteration to the external appearance of a building containing a <u>flat</u> (Class 4)</b>	<p>Note 1: this would include for example a solar panel, satellite dish, rooflight, replacement windows etc</p> <p>Note 2: if all you are doing is painting or stone cleaning your flat, then please go to Class 9 (row 85)</p>	
70.	Is the house in a conservation area; the Netherlee protection area; or within the curtilage of a listed building?	Yes Planning permission is needed	No Go to next question
71.	Will the development enlarge the property (including a canopy)?	Yes Planning permission is needed	No Go to next question
72.	Will the development protrude more than 1 metre from the surface of the wall, roof or chimney	Yes Planning permission is needed	No Go to next question
73.	Will the dimensions of an existing window or door opening be altered? (note: there are minimum building standards with regards to ventilation and the opening of replacement windows)	Yes Planning permission is needed	No Go to next question
74.	Will it be a balcony or a raised platform or terrace on the roof?	Yes Planning permission is needed	No Go to next question
75.	Will it be a wind turbine?	Yes Planning permission is needed	<b>No Planning permission is not needed</b>
76.	<b>The erection (maintenance, improvement or alteration) of a gate, fence, wall or other means of enclosure at a <u>flat</u> (Class 7)</b>	<p>Note 1: for houses, go to Class 3E</p> <p>Note 2: any fence/wall etc which blocks the view of persons using a road, so as to be likely to cause danger, needs permission</p>	
77.	Is the gate/fence/wall etc within or surrounding the curtilage of a listed building?	Yes Planning permission is needed	No Go to next question
78.	Is the property in Eaglesham Conservation Area or the Netherlee protection area?	Yes Planning permission is needed	No Go to next question
79.	Is it a <u>new</u> gate/fence/wall etc or a <u>replacement/alteration</u> to an existing?	New Go to next question	Replacement Go to row/question 82
80.	Will any part of the structure be more than 2 metres high?	Yes Planning permission is needed	No Go to next question
81.	Will any part of the structure be within 20 metres of a road <u>and</u> will it be more than 1 metre high?	Yes Planning permission is needed	<b>No Planning permission is not needed</b>

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82.	If you are replacing or altering an existing gate, fence, wall or other means of enclosure, will it exceed the height of the original or exceed the heights listed in rows 80 and 81 above (whichever is the greater)	Yes Planning permission is needed	<b>No Planning permission is not needed</b>
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## Development at houses and flats

83.	<b>Forming a new access onto a trunk road or a classified road (Class 8)</b>	See list of classified roads on page 22	
84.	Will you be forming, laying out or constructing a new access onto a trunk or classified road?	Yes Planning permission is needed	<b>No Planning permission is not needed</b> (unless you are doing any other development that does need permission, e.g. see Class 3C)
85.	<b>Stone cleaning or painting (Class 9)</b>	Note: painting includes any application of colour	
86.	Will the development be for the purposes of advertising, announcement or direction?	Yes Advertisement consent is needed	No Go to next question
87.	Is the building in a conservation area; the Netherlee protection area; or a listed building?	Yes Go to next question	<b>No Planning permission is not needed</b>
88.	Are you repainting like-for-like?	Yes We would consider this as 'repair and maintenance, and would not need planning permission	No Planning permission is required

89.	<b>Installation, alteration or replacement of a closed circuit television (CCTV) camera for security purposes (Class 72)</b>	Note: 'camera' includes its housing, supports and all mechanisms	
90.	Is the building in a conservation area or the Netherlee protection area?	Yes Planning permission is needed	No Go to next question
91.	Does the camera, including its housing exceed 75 x 25 x 25 cm?	Yes Planning permission is needed	No Go to next question
92.	Will the camera be less than 2.5metres above ground level?	Yes Planning permission is needed	No Go to next question
93.	Will any part of the camera protrude more than 1 metre from the surface of the building?	Yes Planning permission is needed	No Go to next question
94.	Will the camera or housing or support as attached to the building be more than 1 metre wide?	Yes Planning permission is needed	No Go to next question
95.	Will there be another camera within 10 metres on the building?	Yes Planning permission is needed	No Go to next question
96.	Will there be more than four cameras on the same side of the building?	Yes Planning permission is needed	No Go to next question
97.	Will there be more than 16 cameras on the building?	Yes Planning permission is needed	<b>No Planning permission is not needed</b> (subject to the conditions in the following row)
98.	Following from row 97 above, development for CCTV cameras are only permitted subject to the following conditions:- (i) the camera must be sited, as far as reasonably practical, to minimise its appearance on the building; (ii) the camera shall be removed as soon as reasonably practical after it is no longer required for security purposes; (iii) the field of vision of the camera shall, so far as practical, not extend beyond the boundaries of the site of the building or any adjoining land to which the public have access.		

## **Glossary**

### **'Article 4' Area**

This refers to Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992. It applies to the area protected in Netherlee for its townscape quality and also to the Eaglesham Conservation Area; and in effect, removes permitted development rights on a similar basis to those that apply in conservation areas.

### **Curtilage**

Curtilage is not defined in the 1997 Act or 1992 Order but it is accepted to mean land which is used for the comfortable enjoyment of a building and which serves the purpose of that building in some necessary or reasonably useful way. It need not be marked off or enclosed in any way. Normally the curtilage would relate to the property boundary of the dwellinghouse. However, it may be a matter of judgement in the cases of a farmhouse set within agricultural land or a large manor house set within extensive grounds.

### **Balcony**

Means a platform, enclosed by a wall or balustrade, projecting outward from the external wall of a building, with access from an upper floor window or door.

### **Dimensions**

All dimensions quoted are measurements of external dimensions

### **Eaves**

The height of the eaves should be measured from the base of the external wall of the house or extension to the point where the external wall would meet (if projected upwards) the upper surface of the roof slope. Parapet walls and overhanging parts of eaves should not be calculated in any calculation of eaves height.

### **Enlargement**

Any development that increases the internal volume of the original dwellinghouse and includes a canopy or roof, with or without walls, which is attached to the dwellinghouse, but does not include a balcony.

### **Flat**

Means a separate and self-contained set of premises whether or not on the same floor and forming part of building from some other part of which it is divided horizontally. This includes four-in-a-block flats.

### **Fronts**

Elevations which face onto a road. This applies to both the principal and side elevations

### **Front Curtilage**

That part of the curtilage of the original dwellinghouse forward of the principal elevation

### **Hard Surface**

This includes, for instance patios and any area of paving, pavements, slabs or decking. For the purposes of calculating permitted development in Classes 1A, 1B, 3A & 3B, hard surface does not include areas covered with stone chips. However in other classes such as Class 3C, the replacement of areas of garden or grass with chips could have quite a significant visual impact and could be considered to be a hard surface.

### **Height**

Height means the height when measured from ground level. Ground level means the level of the surface of the ground immediately adjacent to the building or structure or, where the level of the surface of the ground is not uniform, the level of the lowest part of the surface of the ground adjacent to it

### **Original dwellinghouse**

The dwellinghouse as built, or as it was on 1 July 1948 if it was built before then.

### **Principal elevation**

The elevation of the original dwellinghouse which by virtue of its design or setting, or both, is the principal elevation.

### **Rear elevation**

The elevation of the original house that is opposite the principal elevation.

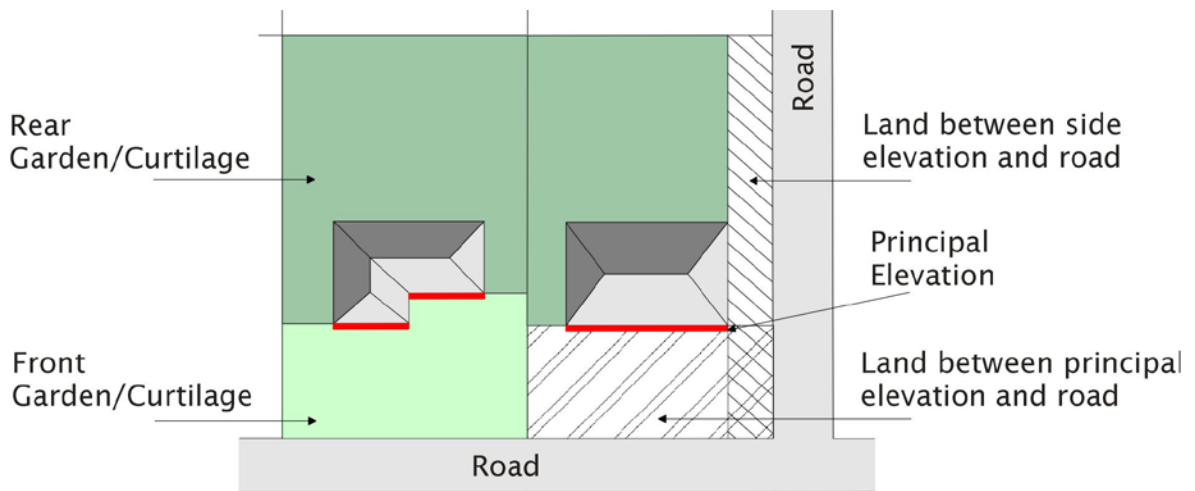
### **Rear Curtilage**

That part of the curtilage of the original dwellinghouse which is not the front curtilage

### **Road**

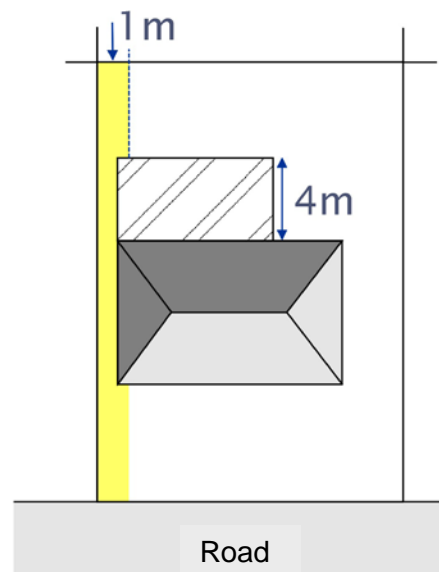
As defined by section 151 of the Roads (Scotland) Act 1984. A road is any way over which there is a public right of passage including its verge. A road is therefore not confined to only publicly adopted roads used by motor vehicles and do include footpaths.

### Illustration 1 – Front/rear curtilage and land between house and road



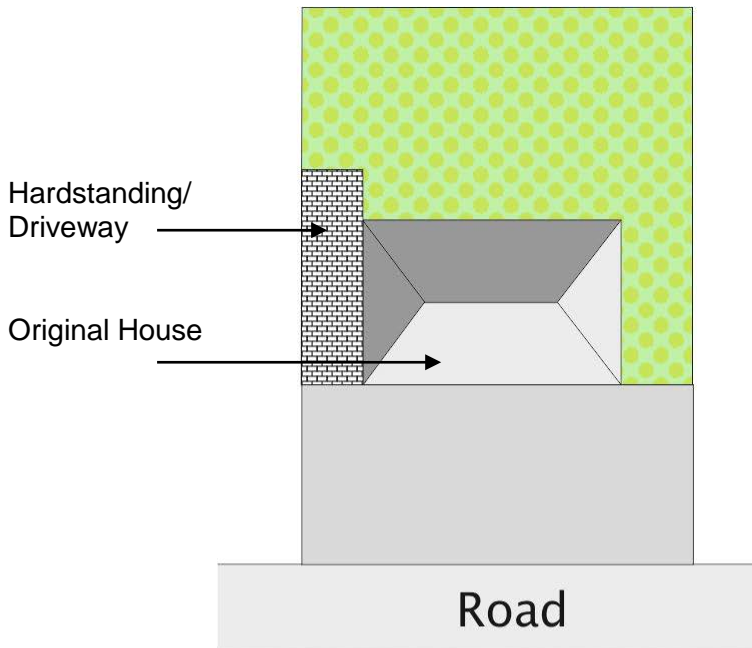
### Illustration 2 – Proximity of single storey extension to boundary

If the extension is within 1 metre of a boundary, it has a maximum 'permitted' length from the rear elevation of the original house of 4 metres (or 3 metres on a terraced house)





### Illustration 3 – Coverage of rear curtilage

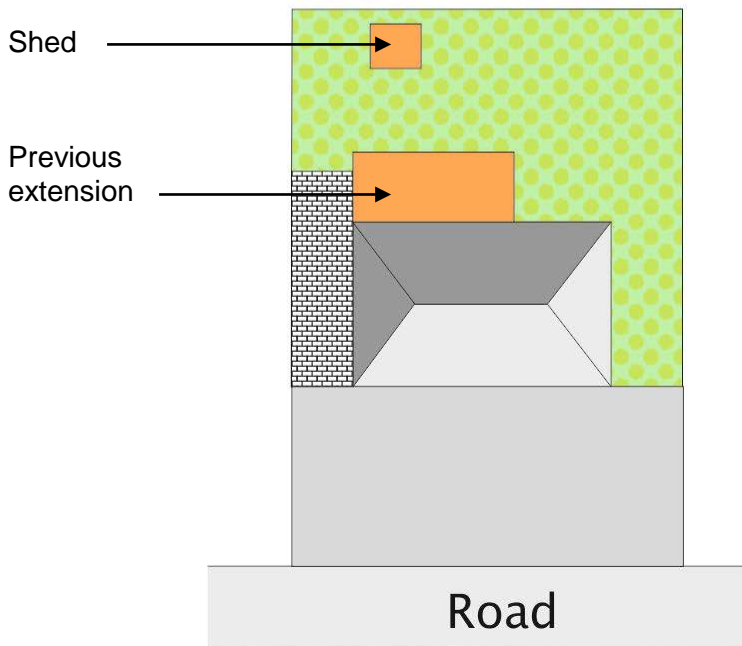


#### Stage 1 Size of rear curtilage

The rear curtilage is coloured here in green dots i.e. excluding the original house footprint and any hardstanding or deck (original garages and outbuildings or those built before 1948 are also excluded).

In this example,  
rear curtilage (green dots) = 120sq.m.

Therefore, the total permitted  
development (50%) is up to = 60sq.m.



#### Stage 2 Extensions and outbuildings

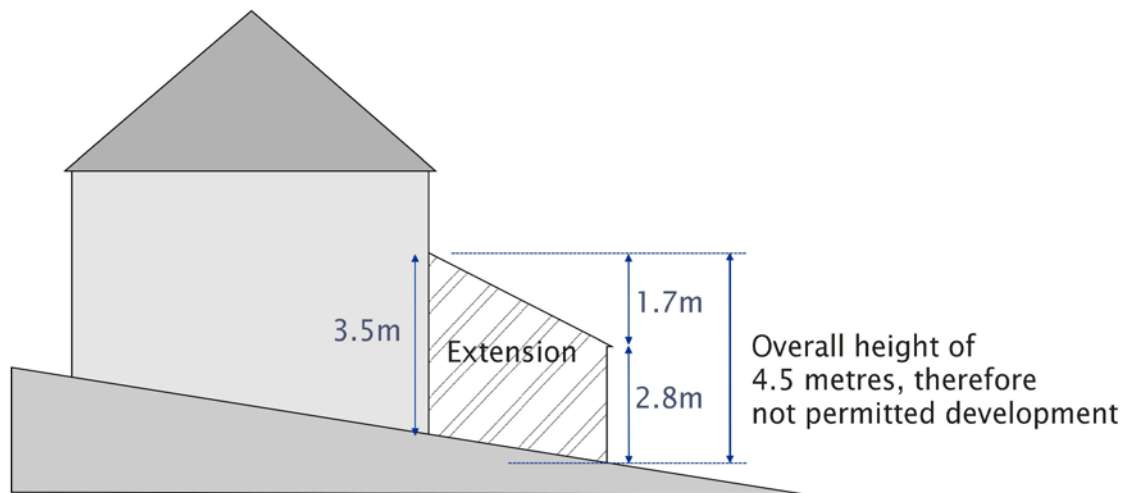
Calculate the area of all previous  
extensions and outbuildings (if any)

e.g. shed	= 5sq.m.
extension	= 20sq.m.
total	= <u>25sq.m.</u>

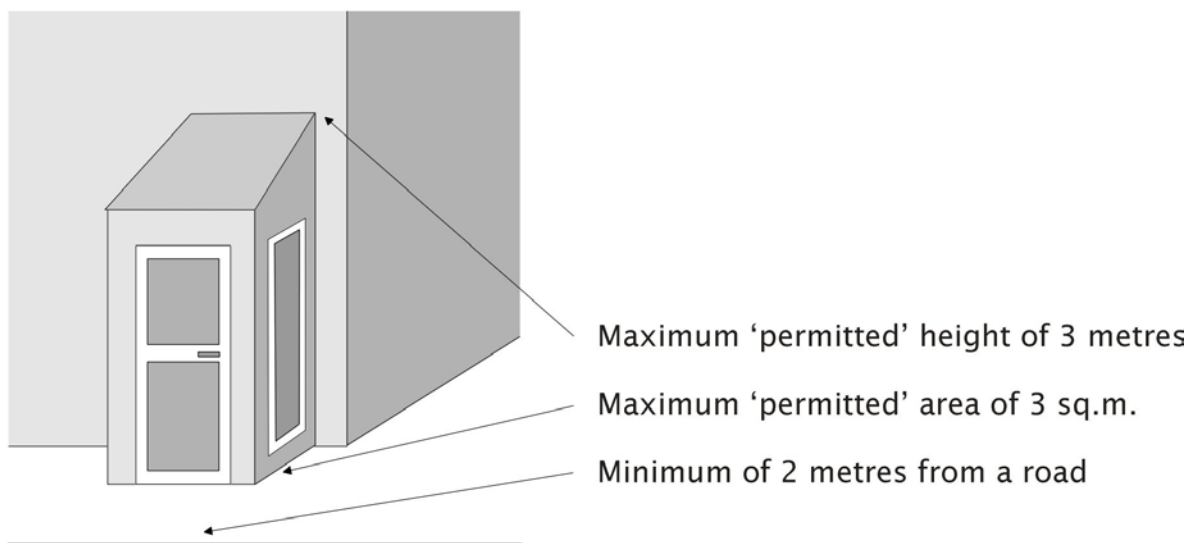
Therefore, this plot has current  
permitted development rights in the rear  
curtilage of (60sq.m. minus 25sq.m)  
up to = 35sq.m.

*(subject to other criteria in this  
document)*

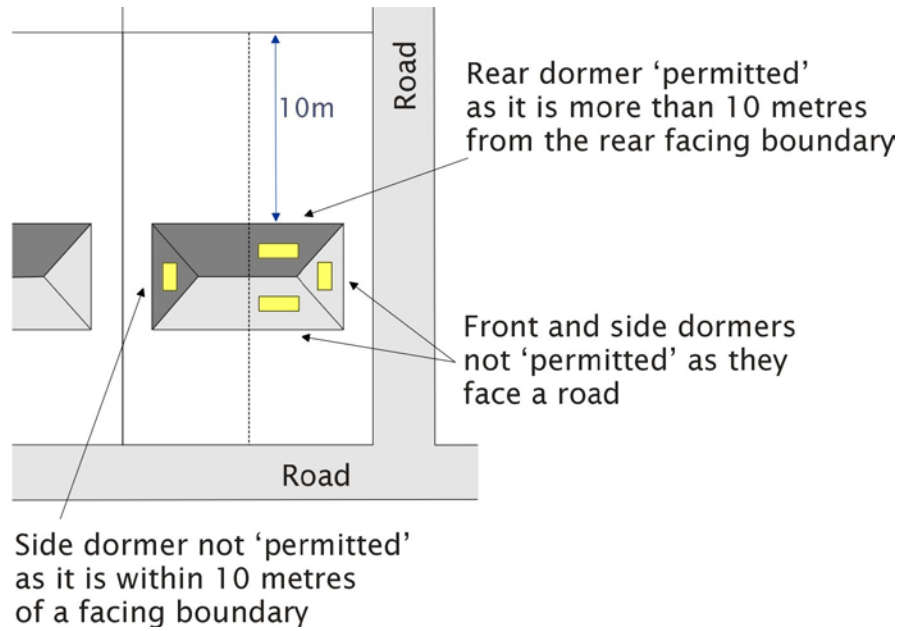
### Illustration 4 – Measuring the height of a single storey extension



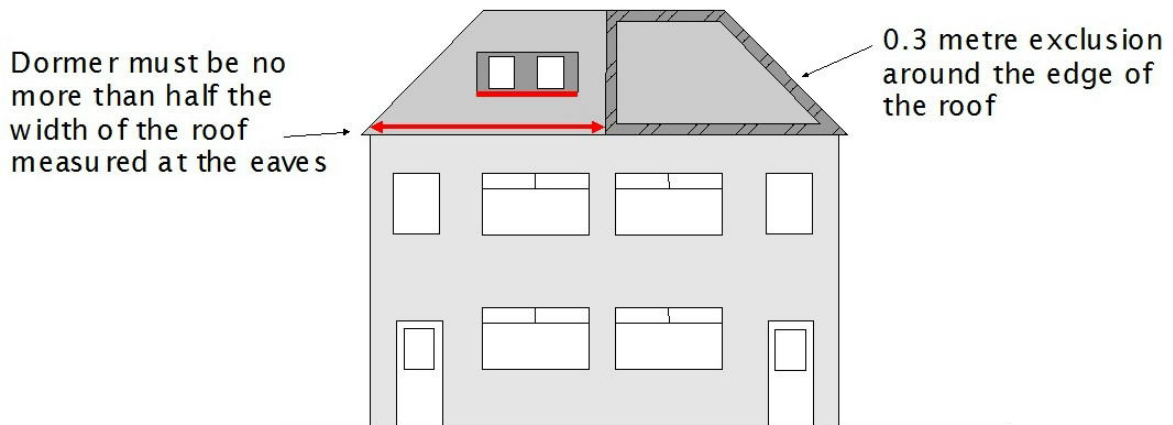
### Illustration 5 – Dimensions of a porch



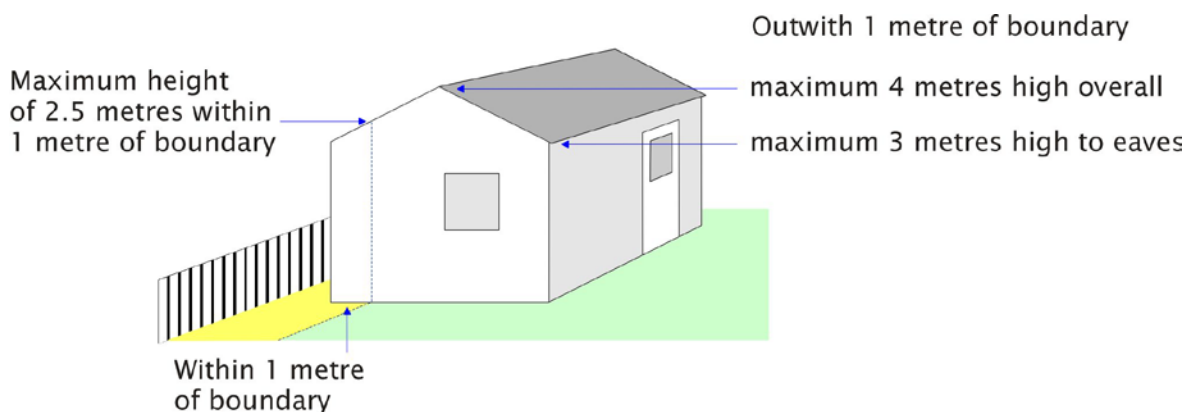
### Illustration 6 – Position of dormer windows relative to boundaries



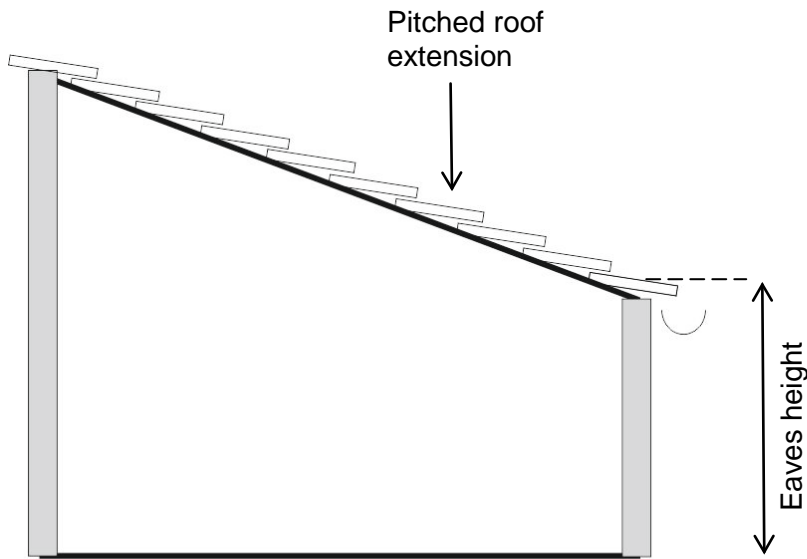
### Illustration 7 – Position of dormer windows on a roof (rear elevation)



### Illustration 8 – The height of out-buildings

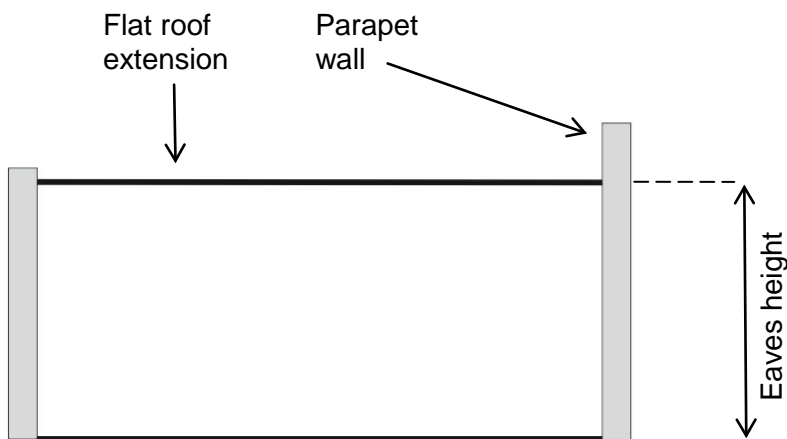


## Illustration 9 - Eaves heights



### Pitched roof

Eaves height is measured from the ground level at the base of the outside wall to the point where that wall would meet the upper surface of the roof slope. Any overhang should be ignored for the purposes of measurement of eaves.

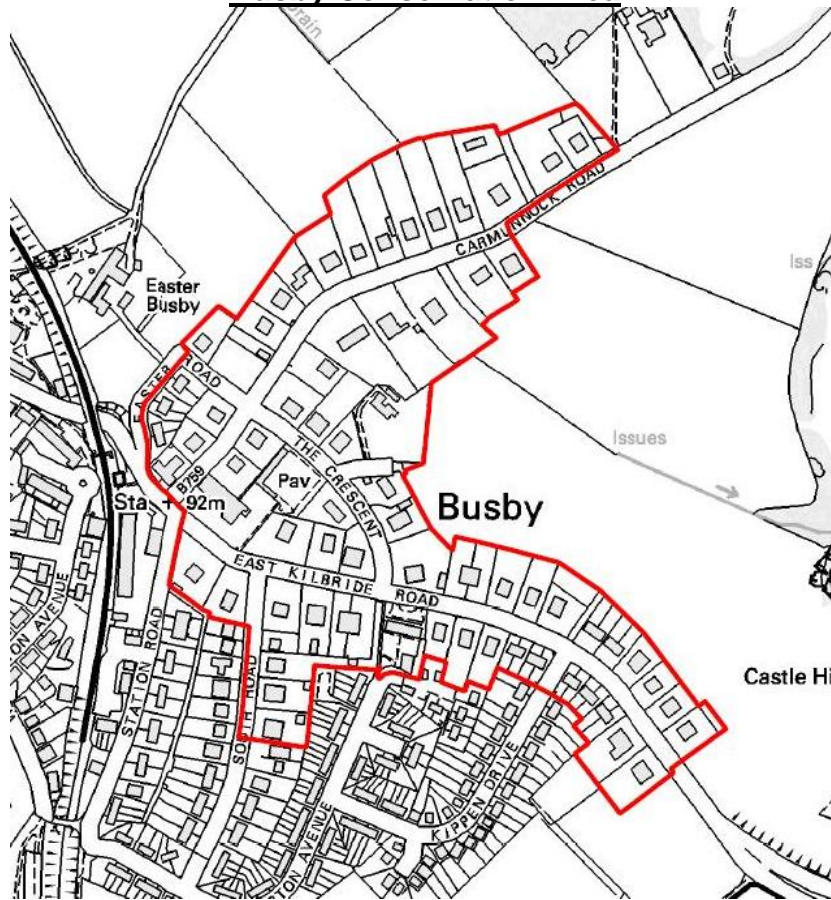


### Flat roof

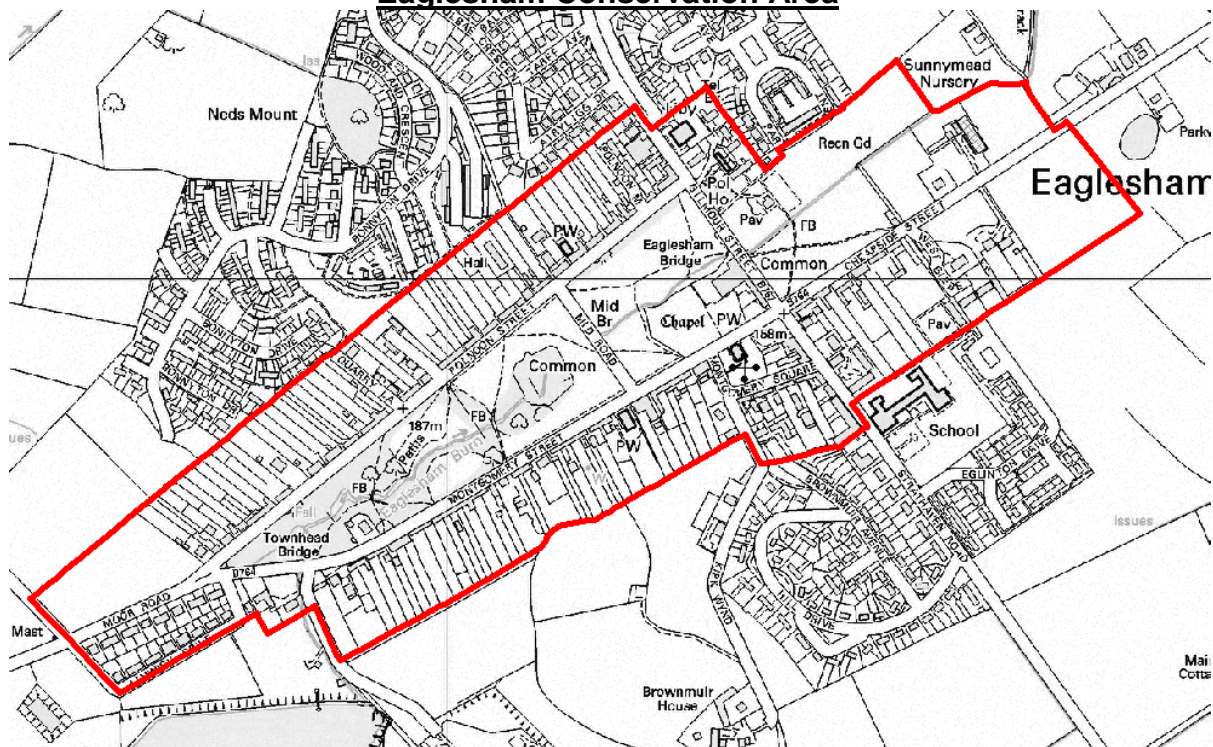
Eaves height is measured from the ground level at the base of the outside wall to the point where that wall would meet the upper surface of the roof slope. Any parapet wall should be ignored for the purposes of measurement of eaves.

# CONSERVATION AREAS AND NETHERLEE 'ARTICLE 4' PROTECTION AREA

## Busby Conservation Area



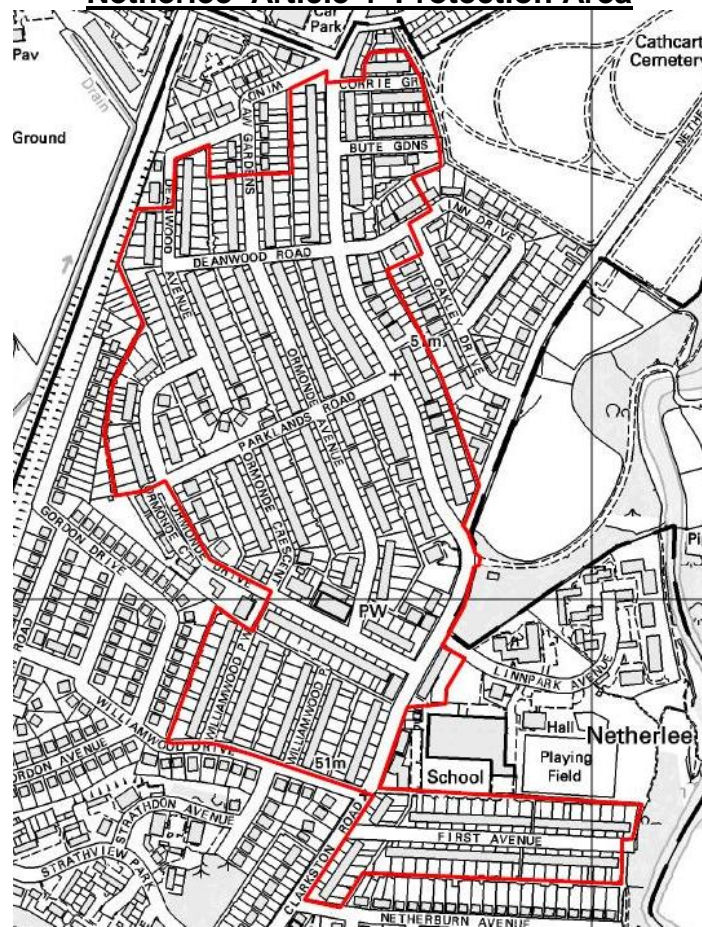
## Eaglesham Conservation Area



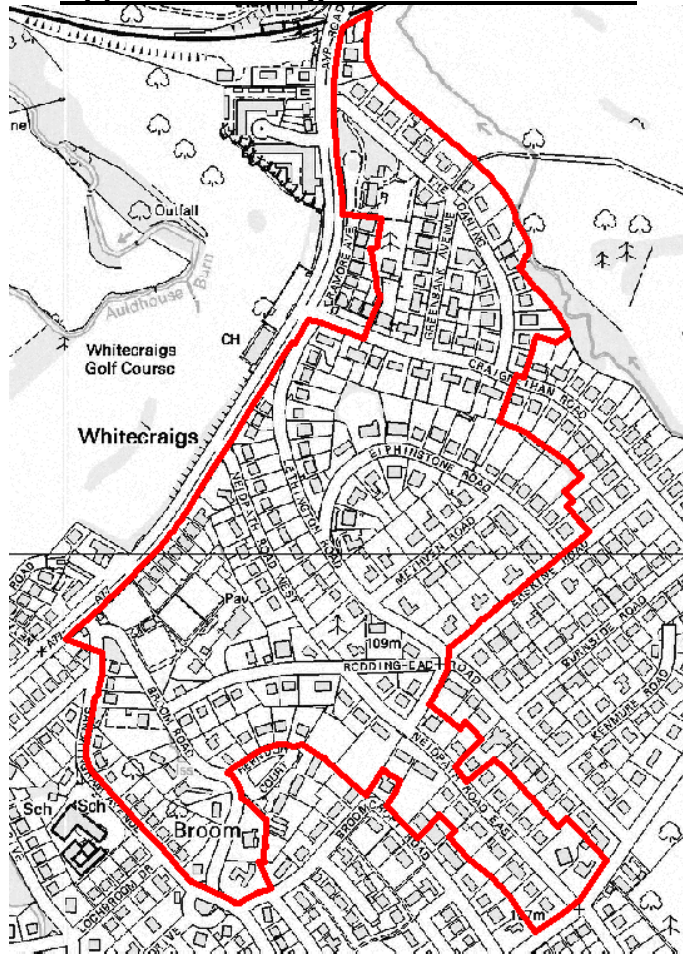
### Giffnock Conservation Area



### Netherlee 'Article 4' Protection Area



### Upper Whitecraigs Conservation Area



### Lower Whitecraigs Conservation Area



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## Classified Roads in East Renfrewshire (see restrictions in Class 8, row 83)

Route	Route Description
A727	East Kilbride Road, Busby Main Street, Busby Busby Road, Clarkston Eastwoodmains Road, Clarkston Rouken Glen Road, Giffnock
A736	Levern Road, Barrhead Glasgow Road, Barrhead Main Street, Barrhead Kelburn Street, Barrhead Lochlibo Road, Barrhead
A77	Fewick Road, Giffnock Ayr Road, Giffnock
B764	Cheapside Street, Eaglesham Montgomery Street, Eaglesham Moor Road, Eaglesham
B767	Clarkston Road, Clarkston Busby Road, Clarkston Eaglesham Road, Clarkston Glasgow Road, Waterfoot/Eaglesham Gilmour Street, Eaglesham
B769	Thornliebank Road, Giffnock Main Street, Thornliebank Spiersbridge Road, Thornliebank Stewarton Road, Newton Mearns Dodside Road, Newton Mearns
B771	Paisley Road, Barrhead Grahamston Road, Barrhead Cross Arthurlie Street, Barrhead
B773	Darnley Road, Barrhead
B774	Caplethill Road, Barrhead
B775	Gleniffer Road, Uplawmoor
B776	Rowbank Road, Howwood

Route	Route Description
C1	Mearns Road, Newton Mearns
C2	Neilston Road, Barrhead Main Street, Neilston High Street, Neilston Kingston Road, Neilston
C3	Neilston Road, Uplawmoor Main Street, Neilston Uplawmoor Road, Neilston
C8	Davieland Road, Giffnock
C9	Humbie Road, Eaglesham Eaglesham Road, Newton Mearns Barrhead Road, Newton Mearns Aurs Road, Barrhead
C12	Strathaven Road, Eaglesham Millhall Road, Eaglesham
C13	Springhill Road, Neilston Craigton Road, Neilston
C14	Auchenlodment Road, Uplawmoor
C16	Broadlea Road, Neilston
C24	Sergeantlaw Road, Neilston
C25	Merrylee Park Avenue, Giffnock
C26	Benview Road, Clarkston
C27	Braidholm Road, Giffnock
C28	Orchard Drive, Giffnock Orchard Park Avenue, Giffnock
C30	Springfield Road, Barrhead Kirktonfield Road, Neilston
C34	Waterfoot Road, Newton Mearns
C38	Roddinghead Road, Newton Mearns
C39	Shilford Road, Neilston
C40	Graham Street, Barrhead Ferezeze Road, Neilston
C44	Gateside Road, Barrhead Donnies Brae, Neilston
C45	Netherplace Road, Newton Mearns
C46	Malletsheugh Road, Newton Mearns
C49	Floors Road, Eaglesham
C54	Bonnyton Moor Road, Eaglesham
C55	Kirktonmoor Road, Eaglesham
C56	Polnoon Street, Eaglesham
C60	Tannoch Road, Uplawmoor
C61	Harelaw Road, Neilston



## **Contacts and useful information**

East Renfrewshire Council,  
Planning Property and Regeneration  
2 Spiersbridge Way,  
Spiersbridge Business park,  
Thornliebank, East Renfrewshire  
G46 8NG  
Email: [planning@eastrenfrewshire.gov.uk](mailto:planning@eastrenfrewshire.gov.uk)  
Tel: 0141 577 3001

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### **Make a planning application online**

<https://www.eplanning.scot>



### **Council webpages**

Information on what needs planning permission [www.eastrenfrewshire.gov.uk/planning](http://www.eastrenfrewshire.gov.uk/planning)  
General information on planning applications [www.eastrenfrewshire.gov.uk/planning-applications](http://www.eastrenfrewshire.gov.uk/planning-applications)  
Make a planning application [www.eastrenfrewshire.gov.uk/planning-permission](http://www.eastrenfrewshire.gov.uk/planning-permission)  
Find specific planning applications [www.eastrenfrewshire.gov.uk/planningonline](http://www.eastrenfrewshire.gov.uk/planningonline)  
Building standards information [www.eastrenfrewshire.gov.uk/building-standards](http://www.eastrenfrewshire.gov.uk/building-standards)

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### **The Legislation**

To see a copy of The Town and Country Planning (General Permitted Development)(Scotland) Amendment Order 2011, visit [www.legislation.gov.uk/ssi/2011/357/made](http://www.legislation.gov.uk/ssi/2011/357/made)

Circular 1/2012 Guidance on Householder Permitted Development Rights which assists in interpreting the regulations can be seen at <http://www.gov.scot/Publications/2012/02/9140>

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Planning Aid Scotland is an independent charity which aims to help people understand, engage with and benefit from the planning system, they can be found at <http://pas.org.uk/>

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An online directory of planning consultants can be found on the website of the Royal Town Planning Institute at <https://www.rtpiconsultants.co.uk/>

