



CHANGES TO HOUSEHOLDER PERMITTED DEVELOPMENT RIGHTS IN SCOTLAND: DORMER EXTENSIONS

Report by Head of Planning and Development

1 PURPOSE OF REPORT

- 1.1 This report updates the Committee with regard to the proposed amended Supplementary Planning Guidance (SPG) on 'dormer extensions' to dwellinghouses.

2 BACKGROUND

- 2.1 A report regarding changes to householder permitted development rights in Scotland, introduced by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011, which came into effect on 6 February 2012, was reported to the Committee at its meeting of 13 March 2012.
- 2.2 The Committee instructed that a review of the Council's SPG on 'dormer extensions' be undertaken.
- 2.3 The main changes introduced by the regulations, enabling development to take place without the need to apply to the Local Planning Authority for planning permission, in relation to alterations and/or extensions to dwellinghouse roofs are as follows:
- dormer extensions on the rear elevation of a house, outwith a Conservation Area, can be erected to a size up to half the width of the roof; and
 - rooflights can be inserted into the roof of a house (including a flatted dwellinghouse), outwith a Conservation Area. There is no restriction on the size and number of rooflights.

- 2.4 As a result of the changes in the regulations it is appropriate for the Council to amend its advice to potential applicants who wish to undertake work not permitted by the amended regulations. The proposed amended guidance is attached to this report.

3 PROCEDURE

- 3.1 The amended SPG will become a constituent part of the adopted Midlothian Local Plan (2008) and as such it is appropriate for the Council to consult on its contents.
- 3.2 It is proposed that the Community Councils and the Scottish Government's place-making champion Architecture and Design Scotland, are consulted, together with local architects/agents who regularly submit applications for dormer windows.

3 REPORT IMPLICATIONS

3.1 Resource

There are no resource implications arising directly from this report.

3.2 Risk

Addressing the requirements of the Planning etc. (Scotland) Act 2006 is a strategic risk which has been adequately managed through actions by the Council to provide for its successful implementation.

3.3 Policy

Strategy

Implementation of the provisions of the 2006 Act and associated secondary legislation is a Corporate Resources Divisional priority.

The amended guidance will be considered as a material consideration in the determination of planning applications to alter/extend a dwellinghouse roof.

Consultation

None required in the preparation of this report. It is recommended that the proposed amended SPG is the subject of a limited consultation programme.

Equalities

This report is not proposing new services, policies, strategies or plans, and has therefore not been assessed for equalities implications.

Sustainability

The new procedures use the electronic e-planning system which substantially reduces the amount of paper previously required.

4 RECOMMENDATION

4.1 It is recommended that the Committee:

- a) approves the attached draft amended SPG for consultation with all Community Councils, Architecture and Design Scotland and local architects/agents; and
- b) receives a further report once the consultation programme has been conclude with a view to adopting the SPG.

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Background Papers:

- a) **The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011; and**
- b) **Circular 1/2012: Guidance on Householder Permitted Development Rights.**