

# garden rooms

Planning permission – an extract from the Scottish Governments website relating to the permitted development rights, more information can be found at [www.scotland.gov.uk](http://www.scotland.gov.uk)

## Other development within the curtilage of a dwellinghouse

There are many other types of developments that can happen within the curtilage of a dwellinghouse and the following 5 classes cover the most common. Installation of some microgeneration equipment is discussed in the circular.

### **Ancillary buildings including sheds, garages, sun-houses, greenhouses etc**

In general, this class permits the provision of any building incidental to the enjoyment of the house if it is in the rear. The height of the eaves (gutter) can not be higher than 3 metres and no part of the building can be higher than 4 metres.

The part of the building that is within a metre of a boundary **cannot** be higher than 2.5 metres. The total area covered by proposed and existing development must be less than half the curtilage.

In the case of houses in [conservation areas](#) or within the curtilage of a [listed building](#), the footprint of the ancillary building **cannot** exceed 4 square metres.

Building standards may apply and a [building warrant](#) from the local authority may be required for this type of development.

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[www.gardenroomsscotland.com](http://www.gardenroomsscotland.com)

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Our Garden Rooms & BBQ Hut buildings are all built within the requirements of the permitted development rights as detailed above, however it is always advisable to check with your local authority prior to the purchase of our Garden Room or BBQ Hut.

Further details relating to the permitted development rights can be found at [www.scotland.gov.uk](http://www.scotland.gov.uk) or contact your local planning office.

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