

Many contemporary dwellinghouses have long sloping roofs which transcend over two or more levels, however the introduction of a sizeable well designed dormer may be visually more acceptable than a small traditional dormer. Care should however be taken to ensure that visually the dormer does not become a foreign element within the streetscene or unbalance the overall proportions of the building onto which it is placed.

On contemporary properties the imaginative use of materials is more acceptable and if used appropriately will introduce additional visual interest to a property whilst not eroding the original design concept of what in many instances are one-off buildings.

Where an area has been designed with an overarching design concept, the introduction of dormer windows should not interrupt the design balance or create an unacceptable visual interruption where the design was based upon symmetry or a strict set of design principles.

4. PERMITTED DEVELOPMENT

This section sets out what you can build without planning permission.

Class 1D of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as revised) states that any enlargement of a dwellinghouse by way of an addition or alteration to its roof allows for the construction of a rear facing dormer, subject to certain limits on dwellinghouses.

For the dormer not to require planning permission the development must be,

- at least 10 metres from the garden boundary that it faces on to
- the dormer must not exceed half the width of the roof plane (the width of the roof plane is measured at the eaves line)
- the development must be at least 0.3 metres from any edge of the roof plane, for example the ridge of the roof or the edge of a hipped roof.
- the overall height of the dwellinghouse cannot be increased as a result of the development. This is measured against the existing ridge of the roof.

Diagram G illustrates these.

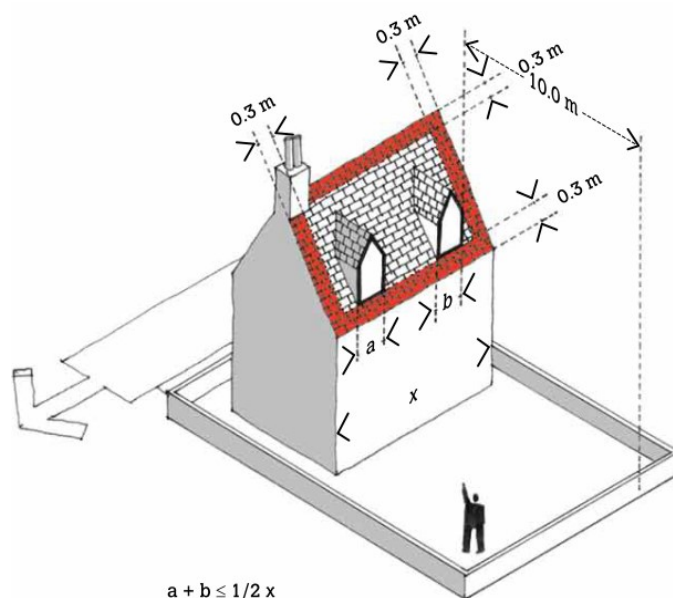


Diagram G

These permitted development rights do **NOT** apply to:

- flats
- if the proposed development is in a conservation area (a planning application is required)
- listed buildings (Listed Building Consent) is required

This change in planning legislation does not remove the need to obtain a building warrant from the local authority.

Class 1D of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (as revised) typically relates to the addition of a rear dormer. The development cannot however be part of the roof forming the principal elevation or side elevation if that elevation is fronting a road. It should be noted that a rear facing roof could still be the principle elevation, and if you are in any doubt you should seek confirmation of this from us at development.central@fife.gov.uk

These guidelines are only a summary of the key design principles we use and refer to in assessing dormer applications. All proposals are different and require to be assessed based on their own individual merits and local context. It is also important to remember that properties vary in size, location and age and there can be a variety of different and

acceptable solutions. Sometimes innovative and creative solutions can be achieved which do not fully meet these guidelines and there may be modern design styles which can also be acceptable in planning terms.

If you are satisfied that your proposed dormer meets these requirements, we can provide formal confirmation, which may be helpful should you wish to sell your property at some future date. To receive this written confirmation, you will need to apply for a Certificate of Lawfulness (Proposed) (CLP).

If your dormer does not meet even one of these requirements, you will need to make an application for planning permission.

Please ask for, or go [online](#) for a form for Certificate of Lawfulness (Proposed) or a Planning Application Form. Both a CLP application and a planning application will require “before” and “after” drawings, location and block plans and the fee payable from the current “Scale of Planning Fees” list.

Reviewed March 2016

Appendix 1

		Angle at window of proposed dormer										
		Not more than										
ANGLE		90°	80°	70°	60°	50°	40°	30°	20°	10°	0°	
Angle at window in existing building	Not more than	90°	18	18	16	15	13	9	6	4	3	2
	80°	18	16	15	13	9	6	4	3	2		
	70°	16	15	13	9	6	4	3	2			
	60°	15	13	9	6	4	3	2				
	50°	13	9	6	4	3	2					
	40°	9	6	4	3	2						
	30°	6	4	3	2							
	20°	4	3	2								
	10°	3	2									
	0°	2										