

Stirling Council Housing Services

# Permission to erect Garage or Shed



[stirling.gov.uk](http://stirling.gov.uk)

phone: 0845 277 7000 text: 07717 990 001



## General

If you intend to carry out any improvements or alterations to your home and / or property and you are a council tenant you must first obtain permission from Stirling Council Housing Service. We also advise that you contact Stirling Council's Planning Service and Building Standards Team for advice on planning permission, building warrants, legislation, safety and other relevant issues, if necessary, prior to commencing work. If your property is within the Loch Lomond & Trossachs National Park (LLTNP), any Planning enquiries should be directed to the LLTNP Planning Authority located in Balloch.

If you are an owner-occupier in a former council house you may require planning permission or a building warrant for certain types of works. If you propose to carry out internal alterations that do not change the external appearance of your property, you do not require the prior consent of Stirling Council's Housing Service. If you propose to carry out alterations that alter the external appearance of your property or alterations to the land e.g. boundary treatment, driveway, extensions, garage etc, you require the prior consent of Stirling Council's Housing Service as the Benefitted Proprietor. An application form can be obtained from the following options: -

- Online - [www.stirling.gov.uk](http://www.stirling.gov.uk)
- Email - [wightmang@stirling.gov.uk](mailto:wightmang@stirling.gov.uk)
- Phone - 01786 443572

## Council Tenants

### *You can apply*

- in writing to Technical Services, Springkerse Depot, Kerse Road, Stirling, FK7 7TE
- by telephoning 0800 027 5888
- by e-mailing [info@stirling.gov.uk](mailto:info@stirling.gov.uk)
- by completing the online contact form from our website [www.stirling.gov.uk](http://www.stirling.gov.uk)

### *You must make sure*

- prior to applying for landlord's consent that you have exclusive control over the land on which you wish to erect the garage / shed and over the land that will form the driveway access. Should you not have exclusive control over the land this will result in Stirling Council refusing to grant permission. If you are unsure as to where you have exclusive control over the ground in question you must contact us for confirmation.
- Stirling Council's Housing Service will only consider requests for the erection of a single timber garages with a pitched roof finished with roofing felt.
- the timber garage / shed will be located behind the front building line and will comply with the relevant planning and building standards.
- prior to applying for landlord's consent you should first obtain the consent of Stirling Councils Roads Service (Development Control) for permission to cross the public footpath to the front of the property should you propose to erect a garage and/or form a driveway . For garages and sheds you should also discuss your proposals with Building Standards and the Planning Service. If your property is a flatted property, is within a conservation area and/or fronts on to a trunk road you may be required to apply for planning permission to cross the public footpath for a driveway. If you reside within the Loch Lomond & Trossachs National Park (LLTNP) you should contact the LLTNP Planning Authority located in Balloch.
- prior to applying for landlord's consent you should first contact the relevant utility companies to establish if there any underground services below the site of the proposed garage/shed and driveway. A garage/ shed must not be located directly above underground drainage, water, electricity or gas supply pipes / cables. If the driveway will pass over a drainage manhole, the manhole cover must be replaced with a "heavy duty" cast iron manhole cover.
- when preparing the ground for the installation of the driveway you must not damage existing underground services. This is important, as you are responsible for any damage caused as a result. Please note if any remedial work is required and is carried out by Stirling Council you will be accountable for these costs.

- if Stirling Council or any utility company requires access to underground services below the proposed driveway, it will your responsibility for reinstating the finished surface e.g. monoblocks, tarmac etc. Stirling Council and the utility companies will not accept responsibility for any damage to the driveway finishing material.
- you agree to have the work carried out by a qualified tradesperson and to the complete satisfaction of Stirling Council.
- you agree that you are responsible for the full costs of the installation. This includes any fee for the kerb to the front of the driveway to be lowered in compliance with the conditions set out by the Roads Service.
- you agree where the installation is bought under a hire purchase, loan or may other means of credit finance, you agree to clear any outstanding charges before vacating the house.
- you agree that should you terminate your tenancy on the property it is your responsibility to remove the timber garage/shed and reinstate the ground to the satisfaction of Stirling Council. Should you wish to leave the garage/shed for the incoming tenant, you must first obtain the consent of Stirling Council and the garage/shed will be subject to an inspection to ensure that the garage/shed is structurally sound.
- you agree that the proposed garage is used for the parking private motor car only and that no trade or business will be operated from the property.
- you do not do any work until formal written permission is given from Stirling Council.

If you need help or this information supplied in an alternative format please call 0845 277 700.



email: [info@stirling.gov.uk](mailto:info@stirling.gov.uk) text: 0771 799 0001  
 phone: 0845 277 7000 web: [stirling.gov.uk](http://stirling.gov.uk)