

quick guide to

Driveways and Pavement Crossings

This quick guide will help you to find out which permissions you need to create a driveway and pavement crossing.

Do I need to apply for planning permission to create a new driveway?

In most cases you do not need permission to create a driveway in your garden providing the surface is permeable (i.e. water can seep through it) or provision is made for rainwater to run off to a permeable surface. This may include new hardstanding and alterations to the boundary wall.

However, you should apply for planning permission if you live within a conservation area, if your property is listed, if you live in a flat or if you live on a classified road, such as an 'A' road.

If you are removing or making alterations to walls or gates within the grounds of a listed building, you will require listed building consent.

If your property is not in a conservation area or is not a listed building, if it is not a flat or on a classified road then you do not need planning permission to form a driveway. However, you still need a permit to lower the kerb, which is regulated by the [Edinburgh Street Design Guidance](#).

Please see diagram on next page for further assistance.

Check if your building is in a conservation area or is a listed building
www.edinburgh.gov.uk/conservation

Read our detailed guidance on driveways

www.edinburgh.gov.uk/planningguidelines

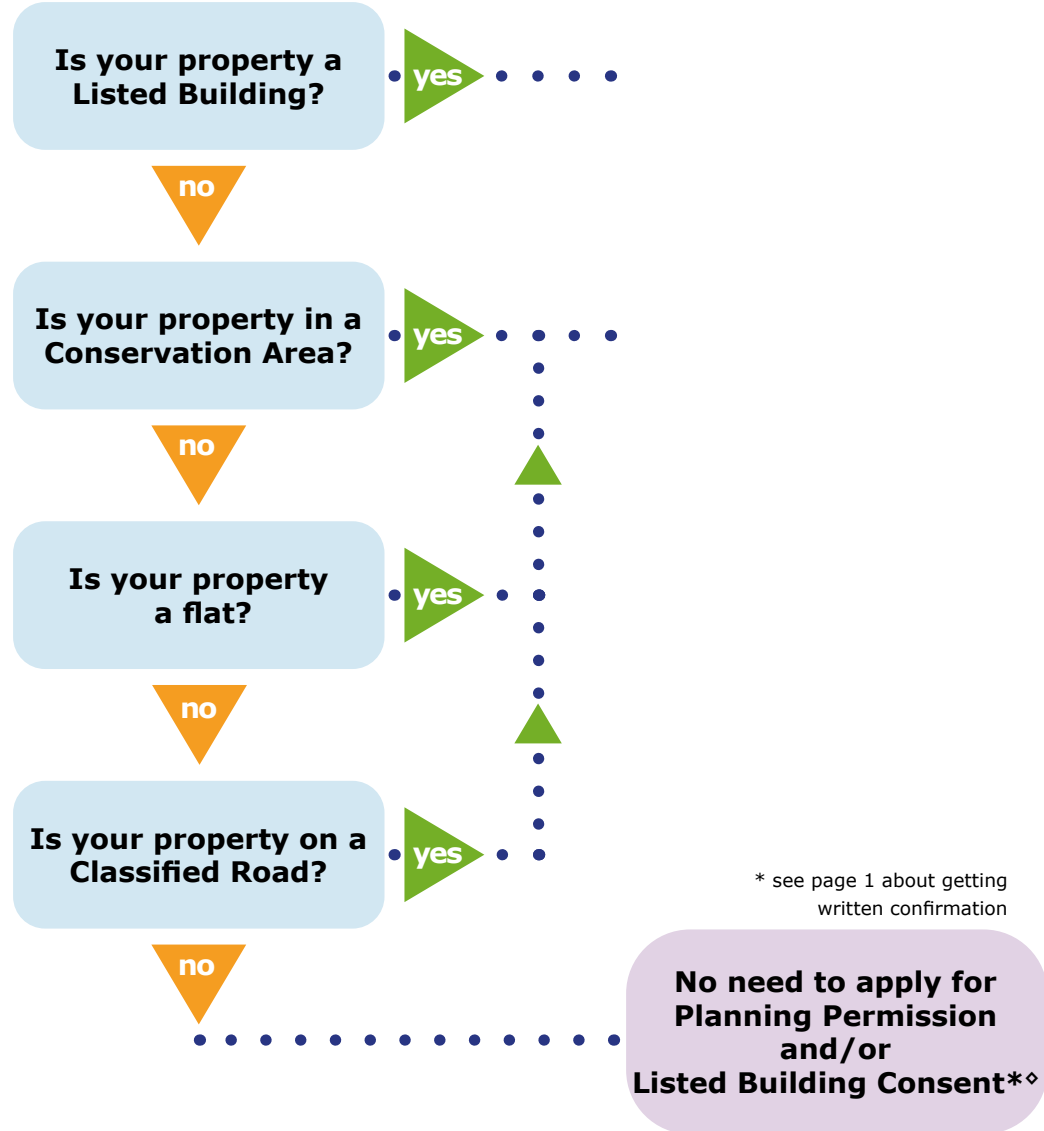


How can I confirm that a new driveway does not require planning permission?

To get written confirmation that what you propose is legal and you do not require planning permission, you can apply for a certificate of lawfulness. You can do this online and you will get a decision from us on whether permission is required. Please note a Certificate of Lawfulness involves a fee.

This certificate can be used to confirm you do not need permission when you apply for a [permit](#) to lower the kerb. It can also be useful should you decide to sell your property.

I want to create a driveway



How do I apply for permission?

Planning permission, listed building consent and certificates of lawfulness can be applied for online at: www.eplanning.scot

Do I need a permit to lower the kerb?

Yes, once you have your planning permission or a certificate of lawfulness you will also need a [permit](http://www.edinburgh.gov.uk/roadsandpavements) to lower the kerb. Please go to www.edinburgh.gov.uk/roadsandpavements.

