

DEVELOPMENT CONTROL GUIDANCE - PIGEON LOFTS

INTRODUCTION

The keeping of pigeons is a long-established recreational pursuit and is popular in many West Lothian communities. Nevertheless, the presence of a pigeon loft can have an unacceptable impact on amenity if poorly sited and designed in relation to adjoining residential properties.

AIMS

The aims of this guidance are as follows:

- To determine whether a pigeon loft requires planning permission.
- If permission is required, to ensure that lofts are designed and located in a manner that fits into the surrounding area with the minimum of impact on residential amenity.

LEGISLATION

Pigeon lofts are not specifically mentioned in planning legislation. To determine whether a pigeon loft requires planning permission it is necessary to consult the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 and, in particular, Class 3.

You will need to apply for planning permission if:

Size Limits

The total area of ground covered by the pigeon would exceed 30% of the total area of the curtilage (excluding the ground area of the original house).

Note: Curtilage The area of enclosed land associated with the use of the building, such as the garden of a house.

Height Limits

The height of that building or structure would exceed -

- Four metres in the case of a building with a ridged roof, or
- Three metres in any other case, for example a flat roof.

Proximity to Highway

Any part of the building or structure would be less than 20 metres from any road, which bounds the curtilage, and nearer to the road than the part of the original house nearest to it.

DESIGN

The pigeon loft must be designed and utilise appropriate materials to help integrate the building into the surrounding area with the minimum of intrusion. The building should ideally have a pitched roof and be painted in a colour that is appropriate to the area.

If the pigeon loft is located within a conservation area or within the curtilage of listed building, particular attention will be paid to its design and its impact on the character and setting of the listed building and conservation area.

LOCATION

Pigeon lofts should be located where they cause minimum loss of amenity for nearby residents. Ideally they should be located to the rear of the garden away from nearby residents depending on the size of the site and proximity to other residents. Each loft will be assessed on its merits. In addition, landscaping measures and fences will be encouraged where appropriate to help screen the building.

Every effort should be made by the applicant to locate the pigeon loft away from communal accesses and spaces. The pigeon loft will be designed and located to minimise overshadowing of neighbouring properties.

SUMMARY OF CRITERIA

Pigeon lofts are unlikely to be acceptable if:

- located on or adjacent to a communal access or open space;
- of a size and scale that adversely affects residents amenity;
- located on or adjacent to a boundary of an adjacent resident;
- of a design that is inappropriate to the surrounding area, for example a conservation area or the curtilage of a listed building.

THE PLANNING DECISION

If planning permission is granted for a pigeon loft it may still be necessary for this council to impose a number of conditions in order to properly regulate its use. The following conditions may be imposed:

- The loft shall at all times be kept clean and the interior shall be lime-washed twice a year.
- The loft shall be painted an appropriate colour, agreed with the planning authority, and be kept in good appearance.

YOUR RIGHT OF APPEAL

If the council decide to refuse your planning application you may appeal to the Scottish Ministers within six months of the date of your planning permission.

An appeal must be lodged in writing on a form supplied by the Scottish Ministers and the grounds of the appeal must be clearly stated. It should be accompanied by copies of the planning application form, all other documents associated with your application and the decision notice. If you have not retained copies of these documents, we can provide them for a small administrative charge.