



# Planning Information Note Three

## Permitted Development: Residential



**Planning and Building Services  
Falkland Islands Government June 2021**

## What is Permitted Development?

Permitted development is development, which can take place without needing a planning application. You may still require an application for a Building Permit – this should be checked separately with the Building Advisor if you are not sure.

## When do Permitted Development Rights NOT Apply?

There are no permitted development rights for **designated (listed) buildings**. This means that you always need to make a planning application for any development relating to a designated (listed) building.

There are also some areas or circumstances in which permitted development rights have been removed:

- residential properties which have a site area of 400 square metres or less or on plots of land where the dwelling occupies 25% or more of its existing plot;
- the 'leading lights' area between the Narrows and the lights above Stanley;
- some individual plots in Stanley.

You always need to make a planning application when permitted development rights have been removed. Contact us for advice on whether or not this applies to your site.

## What are the Permitted Development Rights?

The rights are different depending where you live. This advice relates to **development on residential plots only**. If your property is in mixed use, for example it includes

## Permitted Development: Residential

tourist accommodation or a business use as well as a dwelling, then this advice does not apply and any development is likely to require a planning application.

### **Permitted Development within 10km of the spire of Christ Church Cathedral, Stanley and within 500m of the centre line of any public road**

This relates to all development in Stanley and limited development in Camp. The designated public roads outside of Stanley are Stanley to MPA, Stanley to Goose Green (ending at the old cemetery), Stanley to the Estancia turn-off and Stanley to Port Louis gate.



10 kilometres radius as measured from the Cathedral Spire

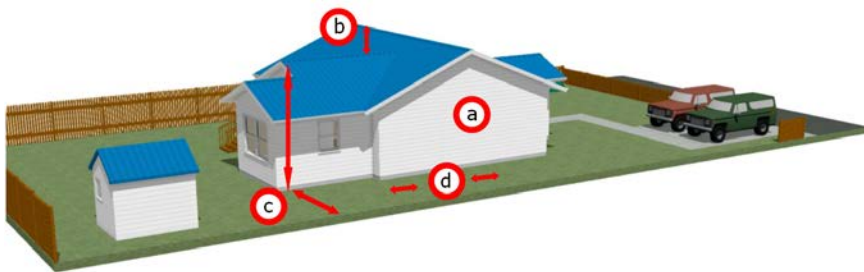
### **Permitted Development within the curtilage / boundary of a dwelling**

If you do have permitted development rights in these areas you will not need to make a planning application if your proposal would comply with any of the following categories.

## 1 Extensions (including decking attached to a dwelling)

The enlargement, improvement or other alteration of a dwelling house is permitted as long as:

- a) the cubic content of the **original** dwelling (external measurements of height x width x length) would not be increased by more than 70 cubic metres or 15 per cent, whichever is greater, subject to a maximum of 115 cubic metres;
- b) the height of the building after the works have been done would not be higher than the height of the highest part of the roof of the original dwelling;
- c) no part of the building which is enlarged, altered or improved would be within 2m of any boundary of the property and would have a height exceeding 4m; and
- d) no part of the building which is enlarged, altered or improved would be nearer to the boundary of the property with a public road than:
  - i) the part of the original dwelling nearest that road; or
  - ii) 20m, whichever is the nearest to the road.

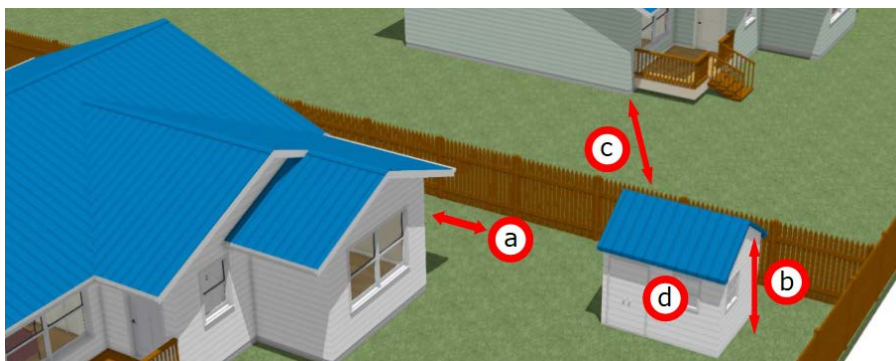


The above illustration shows a rear extension to a dwelling

## 2 Outbuildings within the garden

The erection, construction or placing within the boundary of any building or enclosure for ancillary domestic use (such as a garage, shed, BBQ hut, playhouse or hen house **but not a dwelling, additional living accommodation, a container or a prefabricated building** – these will require planning permission) is permitted as long as:

- a) no part of the building or enclosure would be within 5m of any boundary of the property with a public road;
- b) the height would not exceed 4m if it has a ridged roof or 3m with any other roof form;
- c) no part of the building or enclosure would be within 10m of any neighbouring house; and
- d) the external floor area of the building or enclosure would not exceed 25 square metres.

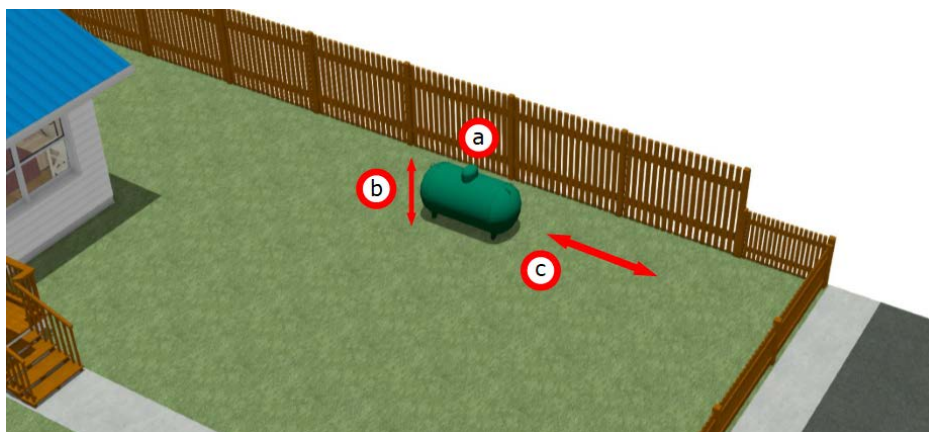


The above illustration shows an outbuilding (shed) in the rear garden

### 3 Tanks for the storage of oil for domestic heating

These are permitted as long as:

- a) the fuel capacity of the tank would be no more than 3,500 litres;
- b) no part of the tank would be more than 3m above the level of the ground; and
- c) no part of the tank would be within 5m of any boundary of the property with a public road.



The above illustration shows an oil tank in the front garden

#### **4 The provision of a hard surface within the boundary of a property for any purpose incidental to the enjoyment of the dwelling (such as for parking or a patio)**

These are permitted with no restrictions.

#### **5 The erection, installation or alteration of a satellite antenna (including a dish)**

These are permitted as long as:

- a) their size would not exceed:
  - i) 1m measured in any direction (excluding any bracket or mounting) if attached to the dwelling or another building; or
  - ii) in any other case (not attached to a building) 3m measured in any direction (including method of attachment and any base above ground level);
- b) no part of the satellite antenna/dish would be within 5m of any boundary of the property with a public road;
- c) there is no other satellite antenna/dish within the same property; and
- d) if the satellite antenna/dish is to be attached to a dwelling or other building it would not project above the roof of the dwelling or building.

## **6 The erection, installation or alteration of a television aerial (not a satellite antenna / dish)**

These are permitted as long as:

- a) no more than two television aerials would exist within the same property;
- b) the aerial would not be more than 1.5m measured in any direction (excluding any bracket or mounting); and
- c) the aerial would be attached to the dwelling or another building within the property and would not project more than 1.5m above the roof of that building.

## **7 The erection, installation or alteration of a radio aerial (excluding television aerials)**

These are permitted as long as:

- a) no more than two radio aerials would exist within the same property;
- b) in the case of horizontal aerials (other than a wire aerial):
  - i) the aerial would not be more than 1.5m in size measured in any direction (excluding any bracket or mounting); and
  - ii) the aerial would be attached to the dwelling or another building within the property and would not project more than 1.5m above the roof of that building;



- c) in the case of vertical aerials (other than a wire aerial):
  - i) the aerial would not be more than 3m in height and 50 millimetres in diameter (excluding any bracket or mounting); and
  - ii) the aerial would be attached to the dwelling or another building within the property and would not project more than 3m above the roof of that building;
- d) in the case of wire aerials –
  - the aerial would not be more than 3 millimetres in diameter; and
  - the aerial would run from the dwelling or another building within the property to a point within the boundary of the property.

## **Permitted development for fencing and painting, etc**

If you do have permitted development rights you will not need to make a planning application if your development would comply with any of these categories:

1. **The erection of gates, fences, walls or other means of enclosure (including their maintenance, improvement or alteration)**

These are permitted as long as they would not exceed:

- 1m above ground level adjacent to a road used by vehicular traffic; or
- 2m in height in any other case.

2. **The painting, cladding or re-roofing of a building and the fitting or replacement of doors or windows to any existing building**

This is permitted as long as:

- a) there would be no material increase in the volume of the building: and
- b) any re-roofing would not materially increase the height of the building.

## **Permitted Development for sites which are not within 10km of the spire of Christ Church Cathedral, Stanley OR within 500m of the centre line of any public road**

In most of Camp permitted development rights are much greater. There are still no permitted development rights for designated (listed) buildings so you always need to make a planning application for any development relating to a designated (listed) building. However, aside from this, you would not need to make a planning application for the following development:

1. the erection of a dwelling house;
2. the enlargement, improvement or other alteration of a dwelling house;

3. the erection of any building or enclosure required for a purpose incidental to the enjoyment of a dwelling house;
4. the erection of gates, fences, walls or other means of enclosure;
5. the painting, cladding or re-roofing of any building or works;
6. the erection or placing on or under land of tanks for the storage of oil for domestic heating.

You will require planning permission of a new building or extension is for tourist accommodation.

**The requirement for a Building Permit application is the same in Camp and Stanley** – check with the Building Advisor if you are unsure of these separate requirements.

## **Falkland Islands Government Planning and Building Service Information Notes**

**Note 1: Applying for Planning Permission and Building Permits** provides information on how to apply and what happens when you do.

**Note 2: How Planning Applications are Decided** provides information on what will be taken in to account when a decision is made on a planning application.

**Note 3: Permitted Development: Residential** provides information on permitted development rights (development which does not require a planning application) for residential properties in Stanley and in Camp.

**Note 4: Listed Buildings and Structures** provides a list of designated (listed) buildings with associated advice.

**Note 5: Listed Buildings and Structures: An Owner's Guide** provides more detailed advice for owners of designated (listed) buildings.

**Note 6: Stanley Conservation Area: A Guide to Development** provides advice on what is taken in to account and is likely to be acceptable in the Conservation Area.

**Note 7: Application Fees** sets out the fees for different application types.

**Planning and Building Services  
The Secretariat  
PO Box 611  
Stanley**

**Planning Officer +500 28480  
[planningofficer@planning.gov.fk](mailto:planningofficer@planning.gov.fk)**

**Building Advisor +500 28484  
[buildingadvisor@planning.gov.fk](mailto:buildingadvisor@planning.gov.fk)**

**Forms and guidance are also available on the Falkland Islands  
Government Planning and Building Services [Facebook](#) page**