

# Temporary Buildings Design Guide

Supplementary Planning Guidance

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[www.aberdeencity.gov.uk](http://www.aberdeencity.gov.uk)

## GUIDELINES

The leaflet is designed to give guidance to those applying for planning permission for:

- the installation of a portable building ('Portacabin');
- the erection of a demountable building on their industrial or commercial site;
- the retention of either kind of existing temporary building following the grant of a time-limited planning permission which will expire shortly

## POLICY

The council regards both portable and demountable buildings as being designed to cater for the short term needs of expanding establishments and not for longer term accommodation purposes. There are **two** main categories of unit and it is important to emphasise the difference between them.

## PORTABLE BUILDINGS

For the purpose of these guidelines, 'portable buildings' are regarded as buildings which have integral jack-up legs for support and are of such a design that, upon disconnection of any mains services, they may be craned away and transported as a unit from site to site.

Provided it complies with sub-paragraphs (a) to (c) below, planning permission will normally be granted for this type of temporary unit on a **year-to-year basis, up to a maximum duration of two and a half years**. If, because of exceptional circumstances, planning permission is granted contrary to these guidelines, permission will not necessarily be renewed on the expiry of the first period.

In all other instances though, provided that the portable building has been maintained in a satisfactory condition, and there has not been significant change in the planning circumstances, there should not be any difficulty in obtaining permission for a retention, provided that the two and an half year limit is not exceeded.

Permission will not normally be given for the retention of portable buildings beyond the two and a half years maximum duration. To be granted planning permission, units:

- a)** must be sited to the rear of existing buildings;
- b)** must avoid loss of existing car parking spaces; and
- c)** must not be sited on landscaped amenity areas, especially those with established tree and shrub planting

## DEMOUNTABLE BUILDINGS

These are units which are erected on site using prefabricated sections to form a building which is **fixed into prepared foundations**, and is therefore of a more permanent nature.

Portable buildings resting on bricks, concrete blocks etc., will **not** be regarded as demountable buildings. Demountable buildings must be sited with the same siting criteria applying as those for portable buildings. In recognition of their greater durability, planning permission will generally be granted for **an initial period of 5 years**.

Thereafter, units may be considered for additional shorter periods if:

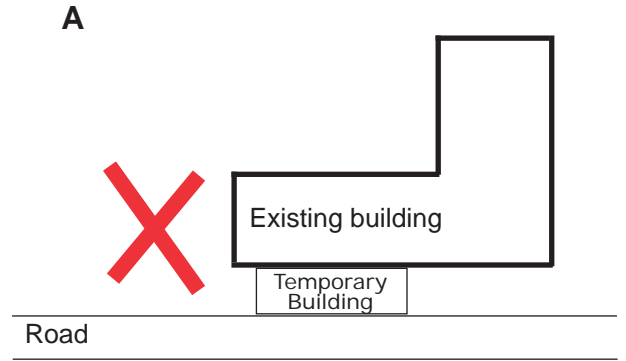
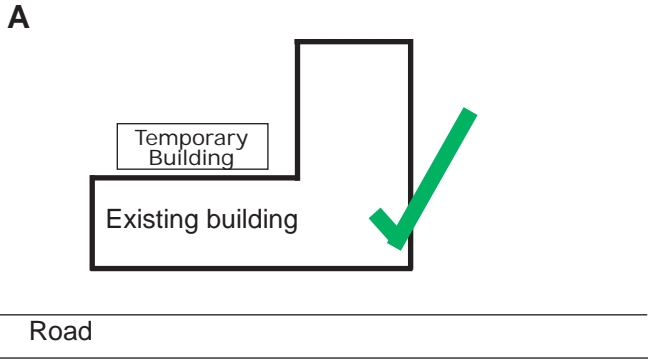
- the buildings have been maintained in a satisfactory condition; and
- the applicant can present a justifiable case for the continued use of a temporary building rather than the erection of a permanent replacement

Permission for retention of such units **beyond ten years will only be granted in exceptional circumstances** which have been very carefully considered on their own merits. In all instances, the Council's car parking standards will apply.

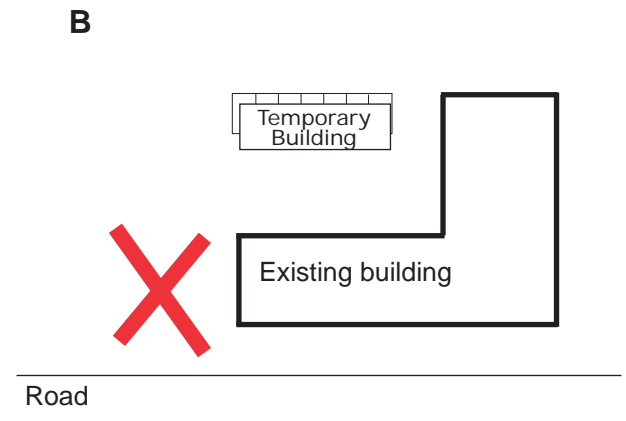
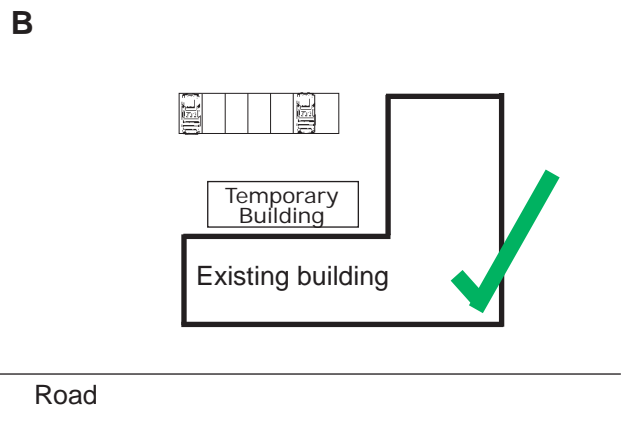
## CAR PARKING

This leaflet can only give you some brief guidance. Planning & Infrastructure are always willing to discuss with you any specific proposals you may have. Before you visit, you are advised to make an appointment so that you can be sure that the relevant member of staff will be available.

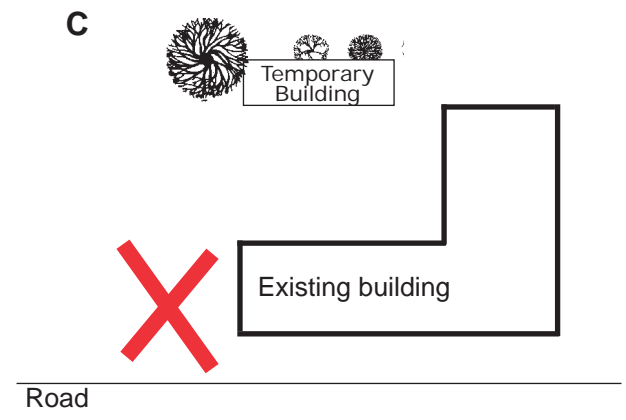
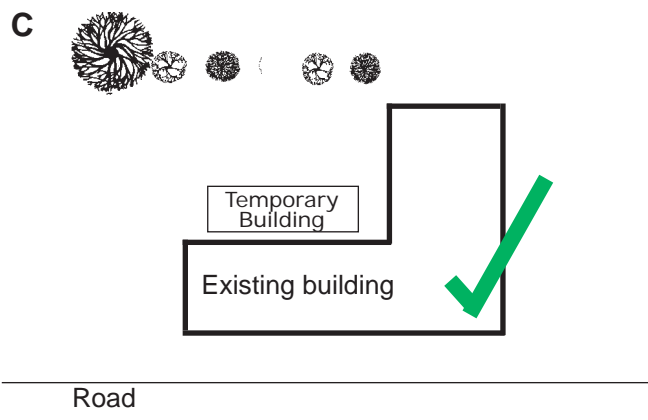
## SITING OF TEMPORARY BUILDINGS



Site temporary buildings behind existing buildings



**Do not site** on parking areas. New parking for occupiers of the temporary building will be required.



**Do not site** on landscaped amenity areas especially those with established trees and shrubs.

## FURTHER INFORMATION

For further information please contact us:

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