

USE CLASSES ORDER (SCOTLAND)

and permitted development rights



Use Classes Order 1997	Description	Permitted Development
Class 1 Shops	Retail sale of goods; cold food consumption on premises, reception of goods to be washed, hairdressers, travel and ticket agencies, post offices, display of goods for sale, domestic hire shops, laundrette/dry cleaners and funeral directors.	No permitted change
Sui Generis	Premises for the sale or display of motor vehicles.	Permitted change to Class 1 (where no more than 235 sq m)
	Petrol filling stations, taxi and vehicle hire, amusement centres.	No permitted change
Class 2 Financial, Professional & Other Services	Banks, building societies, estate and employment agencies, professional and financial services, betting offices, health centres, surgeries (doctor, dental and veterinary) where the principal visitors are members of the public.	Permitted change to Class 1
Class 3 Food & Drink	Restaurants, snack bars and cafés and use for sale of food or drink on the premises,	Permitted change to Class 1 & 2
Sui Generis	Hot food takeaway.	Permitted change to Class 1 & 2
	Public house (primary use for the sale of alcohol liquor).	No permitted change
Class 4 Business	Offices - other than Class 2; Research and development; Light industry - use for any industrial process which can be carried out within a residential area without causing detriment to the amenity of the area.	Permitted change to Class 6 (where no more than 235 sq m)
Class 5 General Industry	Industrial processes other than Class 4.	Permitted change to Class 4 or Class 6 (Class 6 change limited to where no more than 235 sq m)
Sui Generis	Works under the Alkali etc. Works Regulations Act 1906. Use as a scrap yard or vehicle breaking yard. Use as a waste disposal installation for incineration, chemical treatment or landfill of waste to which Directive 91/689/EEC applies.	No permitted change
Class 6 Storage or Distribution	Storage or distribution centre.	Permitted change to Class 4
Class 7 Hotels and Hostels	Hotel, boarding house, guest house or hostel where there is no provision of a significant element of care (excluding premises licensed to sell alcohol to non-residents or persons not consuming meals on the premises and other than a use within Class 9).	No permitted change
Class 8 Residential Institutions	Residential accommodation and care other than Class 9, such as residential care home, hospitals, nursing homes, boarding schools, residential colleges and training centres . Class 8a - includes secure institutions, e.g. prisons, military barracks, secure hospital.	No permitted change
Class 9 Houses	Family houses (not flats) or houses occupied by up to five people living as a single household. Use as a B&B or guesthouse (not a flat) where not more than 2 bedrooms (or in the case of a 4 bedroom property, 1 bedroom) is used for that purpose.	No permitted change
Sui Generis	Use as a residential flat.	No permitted change
Class 10 Non-Residential Institutions	Crèches, day nurseries, day centres, schools, art galleries (not for the sale or hire of art), museums, libraries, places of worship, religious instruction, socialising or recreational facilities, clinics, law courts and non-residential education and training centres.	No permitted change
Class 11 Assembly & Leisure	Cinemas, music and concert halls, bingo and dance halls, discos, swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sport or firearms).	No permitted change
Sui Generis	Amusement arcades and centres, theatres and funfairs, motor sports and firearm sports.	No permitted change

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