

DO I NEED PLANNING PERMISSION FOR A FENCE/WALL OR GATE?

Planning Permission will be necessary for the erection of a fence, wall, gate or any other means of enclosure provided that:-

- 1) It would adjoin a road, alleyway or garage court used by vehicular traffic and would be over 1 metre in height or would be over 2 metres high elsewhere.
- 2) There is a condition attached to the original planning permission for the house or bungalow which requires you to obtain the Council's consent, for instance, where the property is on an open plan estate or where a wall might block a sight line.
- 3) The structure causes danger by obstructing the view of people using the highway.
- 4) The property is a listed building.
- 5) The property is within an area within which an Article 4 Direction is in force, such as a conservation area. If you are not certain please check with the Planning Division.

GUIDELINES

- 1) If the property has its original walls around it these should be retained or replaced in



the same materials since they add character to the house or bungalow.

- 2) Where a new wall is to be constructed these should be in similar materials to the existing house.
- 3) Gates should swing inwards or if there is sufficient depth they should fold or slide behind the wall.
- 4) In the interests of pedestrian safety, it may be necessary to recess a vehicular gateway and splay the boundary wall in order to meet visibility standards.
- 5) Fences and walls around the front of properties are normally resisted on open plan estates since they disrupt the visual harmony of those areas.

IN ADDITION:

If your property is a council house or former council house please consult your local housing office as your property may be covered by a restrictive covenant.

If you require further information please write to:

Development & Neighbourhood Services Planning Services

Gloucester House
72 Church Road
Stockton-on-Tees
TS18 1TW

or telephone: (01642) 526022