

12. GUIDELINES FOR GARDEN STRUCTURES

Garden buildings and structures include sheds, greenhouses, outbuildings, summerhouses, bike and bin storage, play structures for children, pergolas, raised decks, terraces and patios. All require Scheme of Management approval.

Fixed external barbeques are not generally permitted due to the nuisance caused by smoke to neighbouring properties.

Please consider the impact of any proposed building or structure on neighbours. The character of back gardens should be preserved, and garden buildings must not be used for overnight accommodation or any activity that may disturb other residents' peaceful enjoyment of their gardens.

Garden buildings and landscaping should be designed to minimise the impact on neighbours. Buildings must be in proportion to the garden – large buildings in small gardens will not be permitted. The height of the building should be kept to a minimum – it may help to sink the building below ground level. The building should be made from suitable materials and be in keeping with its surroundings.

Please note the following specifications:

- Walls of garden buildings should be at least 1m from all boundaries to reduce the visual impact and minimise loss of light to neighbouring properties.
- The height should be kept to a minimum and the overall height should be a maximum of 2.5m, from the existing local ground level.
- Roofs of buildings should be well-designed and in keeping with the garden setting and green roofs will be required in most cases. Roof materials can include; slate, tiles, cedar shingles, good quality dark grey or dark green high performance roofing membranes. Standard single ply roofing felt is not permitted.
- The main materials are to blend in with the garden setting. Brick or painted and rendered masonry are unlikely to be permitted for typical garden buildings as these have the appearance of a permanent building rather than a lightweight garden structure.
- The building or structure should be screened from the neighbours with well-maintained mature evergreen planting, especially where windows and/or glass doors face neighbouring properties. Care should be taken in selecting and siting trees to avoid significant immediate or likely future showing of neighbouring garden or impact on building foundations.
- Adequate maintenance space should be provided to all boundary structures in the ownership of the applicant.

- The height of boundary fences, trellises and ground levels should be clearly dimensioned on the application drawings. Fences/trellises could be raised to maintain neighbours' privacy, but this should be agreed with your neighbour and requires Scheme of Management Approval. Further details can be found in Guideline 1.

Garden buildings must be located a minimum of two meters away from mature trees and in order to prevent future damage to the building it is likely that piled foundations of up to 5m will be required.

- The installation of services to garden buildings via service ducts or trenches must not impact tree roots and a tree root survey may be required to demonstrate this.
- Any external mechanical plant unit should be sized and sited to minimise its impact on amenity. An application is required if the unit is visible from beyond the property boundaries at ground level. Installations should comply with the Building Regulations and the applicable British Standard, and they should not generate sound levels that cause a nuisance to neighbouring properties. A detailed acoustic report should be submitted with your application. Guideline 16 provides further information.

12. GUIDELINES FOR GARDEN STRUCTURES CONT.

Full details of pergola structures are required. The height should be kept to a minimum and the overall height should be a maximum of 2.5m from the existing local ground level. The frame thickness and colour should be in keeping with the garden setting, and the structure should not cause a loss of light to neighbour's gardens or dwellings.

Tree houses and climbing frames are unlikely to be approved if they would result in children playing above the level of boundary fences and intrude on neighbours in adjoining properties.

Raised hard landscaping, for example, terraces, patios and changes to ground levels, can cause loss of privacy. Please give consideration to neighbours' privacy by including suitable screening. Consideration should also be given to drainage arrangements, particularly where neighbouring gardens are at lower levels. A raised deck, terrace or patio is considered to be greater than 0.2m above existing ground level and requires permission.

Large areas of hard landscaping in rear gardens adds to the risk of local flooding. Applicants must demonstrate that careful consideration has been given to surface water drainage avoiding reliance on mains drains and using permeable (porous) surfaces. Green roofs can help reduce rainwater run-off into mains drains and will be required in most cases.

Front garden bin stores, or cycle stores are to be in keeping and must not dominate front gardens. The height should be kept to a minimum, possibly lowering the local ground level, and the maximum height permitted will be 1.4m. The colour and materials are to blend in with the garden setting and green roofs are generally required. Structures should be carefully located and screened with evergreen planting to all visible sides. They should be set back from the front boundary to provide a planted evergreen border to the street facing elevation.



Garden structures should be screened from neighbours

WHAT TO INCLUDE IN YOUR APPLICATION

- A scaled plan of the garden showing the location of the structure and any nearby trees (including those in adjacent gardens).
- Include the dimensioned distances to the face of all nearby boundaries and identify any fences or walls in your ownership.
- Plans and elevations of the structure with materials and dimensions annotated on the drawings. Elevations should include nearby fences, heights and ground levels.
- Screening proposals.
- Foundation details.
- Landscaping proposals including alteration of garden levels over 0.2m, watering/drainage arrangements and the proposed siting of new trees with their expected mature height and spread.
- A detailed arboricultural report which should identify all existing and proposed trees and their exact locations to a scale of either 1:50 or 1:100. The report should include the following:
 - Species variety and approximate age of tree (ie mature, sapling etc).
 - Height and spread of the tree and the diameter of the trunk at 1.50m above ground level.
 - The root protection area shown as a radius from the centre of the trunk as detailed in BS 5837.
 - A level survey together with any proposed alterations to existing levels.
 - Details of all service runs and method statement for the protection of tree roots.