

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:

- Roofs of buildings should be covered with slate, tiles, cedar shingles or durable planting. Avoid felt roofing, but good quality dark grey or dark green high performance roofing membranes may be suitable.
- Walls of garden buildings should be at least 1m from all boundaries.
- Height should be a maximum of 2.5m in most cases.
- Building or structure should be screened from the neighbours with well-maintained mature evergreen planting, especially where windows and/or glass doors overlook neighbouring properties. The height of boundary fences could also be raised to maintain neighbours' privacy, but this should be agreed with your neighbour and requires Scheme of Management Approval.
- 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.

- Gardens should generally not be used to house plant machinery. In locations where this may be considered acceptable, the building must be sound proofed in accordance with Local Authority building regulations.

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 and patios, can cause loss of privacy. Please give consideration to neighbours' privacy by including suitable screening.

A raised deck, terrace or patio is considered to be greater than 200mm above existing ground level and requires permission.



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).
- Plans and elevations of the structure with materials and dimensions.
- Screening proposals.
- Foundation details.
- A detailed arboricultural report which should identify all trees and their exact locations to a scale of either 1:50 or 1:100. The report should include the following:
 - Specie 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