|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Request** | **Conditions of approval: installation requirements** | **Conditions of approval: Responsibility for maintenance** | **Reference to external guidance** | **Once you have completed the work** |
| **Fencing** | **General installation requirements:*** Fencing on land intended as “open plan” should be referred to your local Neighbourhood Housing officer for consideration. Please note, open land is not usually part of your tenancy, and as such is not a fixture and fittings matter.
* Fences adjacent to a highway used by vehicles (or the footpath of such a highway) must not exceed one metre in height (from ground level)
* All other fences must not exceed two metres in height (from ground level)
* Where an existing fence, wall or gate already exceeds the limits above, its height should not be increased and may be required to be reduced in height or removed.
* Planning Permission must be sought if the fence is to be erected or removed in or neighbouring a listed building, within a conservation area, or if the right to erect or remove a fence is removed under is under an article four direction or a restrictive planning condition.
* Fences that will serve as a line of division between two properties must follow the established boundary line.
* Fencing installations must be structurally sound, self-supporting, and not fastened to any facet of a neighbouring property. The standard of construction must meet North Tyneside Council’s *Scope of Works: Fencing Replacements* document (available on request)
 | **TENANT (If installed to their specifications)** and**COUNCIL (If installed to the Council fencing specification)**Condition of approval will be on the basis that if the installation does not adhere to North Tyneside Council’s fencing specifications, then the applicant is solely responsible for repairs, maintenance, and related upkeep of the installation, in line with Section 9.3.1 of the Tenancy Agreement for the duration of their tenancy. Fencing installed in accordance with North Tyneside Council’s fencing specifications will be maintained and repaired by the Council. Wayleave agreements must be completed in advance of installation where the erection will prohibit a neighbour carrying out necessary maintenance and repair or enjoying a communal area.Fences of 2m height and more may qualify under the Compensation for Improvements Regulations as an object that improves security. | Permitted development rights for householdersTechnical Guidance[Click here for Permitted Development](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/830643/190910_Tech_Guide_for_publishing.pdf)Planning Portal: Fences, gates and gardens walls[Click here for Planning Portal - fences](https://www.planningportal.co.uk/permission/common-projects/fences-gates-and-garden-walls/planning-permission)North Tyneside Council - Tree Preservation Orders, Article 4 Direction and Conservation Areas[Click here for Conservation Map of North Tyneside](https://ntcouncil.maps.arcgis.com/apps/webappviewer/index.html?id=b53d848ca4d4460ab2738d6495022a95) | Please email us with the completion details, any necessary certificates and warranty details. We may contact you to carry out a post-inspection. |